

**Community Preservation Committee**

**Monday, January 23, 2023**

**5:00 PM**

**REMOTE VIA ZOOM**

**APPROVED: March 13, 2023**

**Present:** Dr. Peter Kurzberg, Chair Mark Preziosi, Vice Chair  
Marta Googins Ron Frazier  
Darryl Mikami Maria Bonfiglioli

**Absent:** Diane Francis

**Also Present:** Melissa SantucciRozzi, Director of Planning and Community Development  
Elizabeth Manning, Community Preservation Manager

Chairman Kurzberg calls the meeting to order at **5:10 PM** and requests that Ms. Manning take attendance for the **January 23, 2023** meeting via roll call: Chairman Kurzberg – present, Maria Bonfiglioli – here, Marta Googins – here, Ron Frazier – here, Darryl Mikami- here. Mark Preziosi and Diane Francis are absent. Five members are in attendance.

The Executive Session agenda item to discuss a potential open space purchase will be taken at the end on the regular meeting as several community members are on the Zoom meeting for the Delorey Field application.

New Business – Update on Hollis Field and Watson Park design improvements. Ms. Manning introduces Chris Griffin by reminding the members that in 2021 they approved a design project to improve the fields in two locations – Hollis and Watson Park. Chris Griffin reports that Weston and Sampson were hired to reimagine both of the facilities by re-orienting the baseball diamond at Hollis and improving all of the fields at Watson Park with new equipment and amenities. Cost estimates came back much higher than expected but there remains a desire to do meaningful improvements at Watson Park. The members may note that the footprint of Delorey Field has not changed on any of the three concepts in front of them tonight. He states that the Mayor’s Office and East Braintree Little League agreed to proceed with improvements there on a phased basis.

Chairman Kurzberg asks if the members have any questions. Member Mikami answers that he heard there was flooding again today at Watson Park. How will this project impact the flooding issues and does this project interfere with the recent Coastal Resilience Project? Chris Griffin responds that Delorey Field has historically been in good shape as far as flooding. He asks Andrew Berman of East Braintree Little League if he agrees. Mr. Berman notes that they have never experienced times when the field was flooded beyond a typical time for things to dry out after a good rain. He notes that the issues of flooding are more connected to the Coastal Resilience Project.

Director Santucci Rozzi asks to be recognized. She notes that there is drainage work that has been designed and led by the stormwater division. They received a grant for half of the funding and they are looking for a capital match moving forward. What that includes is some drainage in the existing

parking lot- it is slated to be enlarged and that catch basin will be connected to a set of infiltrators that are located further east in the park. The flooding that we have had recently is coming from the adjacent neighborhood and is settling in the area just south of that parking lot. There is a large watershed to the East and that will be handled by a planned rain garden. Members of Planning and Community Development held a meeting with the Stormwater Division and Chris Griffin to work on coordinating the various projects at the site. As long as things are coordinated properly, the planned improvements at Watson should enhance the site overall. This application does not address the drainage as that will have to come under different funding sources but the Coastal Resilience project is/was addressing the river side of the park and now the upgradient issues with the neighborhood will have to be addressed.

Member Preziosi notes that as a member of the Park and Recreation Board the neighborhood usually comes out against any changes at Watson Park. He asks Chris Griffin what the temperature of the neighborhood is at this time. Mr. Griffin notes that the plan is conceptual and that the designers will be holding a neighborhood meeting before plans are finalized. Mr. Berman notes that EBLL has a great relationship with the neighborhood. We have worked to be good partners with parking and other items. EBLL works to keep it in a viable condition. Feedback has been positive and he anticipates good results. Member Preziosi says he is glad to hear they have better relationships than their predecessors. He notes that neighbors did not like the level of activity at the Park but were against any changes that would improve things.

#### New Application – Watson Park - Delorey Park Rehabilitation

Chairman Kurzberg asks Chris Griffin if he would like to review the application. Mr. Griffin notes that the project is for \$737,142 based on cost estimates from Weston and Sampson. This is a complete rehab of Delorey infield, fencing, backstop, scoreboard and dugouts areas around the field pathways and walkways. Delorey remain in the existing footprint with outfield fence being pushed back 20 feet. This allows the field to be a regulation size for Little League. It is currently 180 feet from home plate to foul lines and regulation is 200 feet. EBLL can not host any official LL tournaments. Pathway around the field will be improved. The parking lot shrinks and loses about 6-7 spots. These are last resort for balls hitting cars. Darosa Field will be tight in the right field until the subsequent phases. The Mayor has also committed to addressing the access issues that came up with the Coastal Resilience project for the batting cages. This is first major capital improvement since new dugouts in 2000. The fencing is worn and the team at EBLL has been committed for many years and they give generously of their time. They maintain the fields and prepare for the season and stay on even after their own kids have aged out of the program.

Member Bonfiglioli asks about the maintenance of the fields. Mr. Griffin notes that it is a partnership with the leagues to maintain the fields. The Town provides the mower to cut the grass but the volunteers do much additional work. They have their own equipment that is stored on site. The Town helps with de-winterizing and winterizing. The Town partners on the Machado Tournament. She asks about security for the investment with kids hanging out and etc. Mr. Griffin notes that the fencing will help them secure things at night. The snack stand could perhaps have some security cameras or lighting. Member Preziosi asks if the plan is to upgrade all the other fields as well. Mr.

Griffin notes that the costs were prohibitive for rehabbing all the fields they looked at. All the concepts have Delorey have it in its existing location so it made the most sense to start there.

Member Mikami asks if the \$737,124 are the latest estimates? Will this cover the first phase or all phases. Mr. Griffin notes that this is just the initial phase. To what extent is this a priority from the Mayor; there are several projects that are ongoing and will this still be a priority in a year's time?

Mr. Griffin responds that assuming the funding is in approved, the plan is to be out to bid right away. The Machado Tournament is the third week of July so the plan is to mobilize in late July. Member Mikami notes that there is competition for these funds and he wants to ensure that this is a priority given the size of the request. Mr. Griffin notes that the Mayor is the applicant and is very supportive of the project. He also notes that he has updates on the Nathan Buliga Rink project that he can provide later in the meeting.

Member Preziosi asks Ms. Manning if she can confirm the amount of funding in the Recreation account. She notes that Open Space and Recreation Fund currently sits at \$210,949 but this request will come from the undesignated category that has an approximately \$2.6 million balance. Dr. Kurzberg asks if the intent is to follow through with something for Hollis Field. Mr. Griffin responds yes it is the plan to move forward with improvements there as the Babe Ruth field at Watson will move to Hollis Field. However, that will be a later phase and that was not included in this application.

Dr. Kurzberg notes that any members in attendance can raise their hands to speak. Not seeing any raised hands Dr. Kurzberg asks for a motion on the proposal.

Ms. Manning asks to review the staff recommendation. There was new information received today that addresses the ADA compliance for the project from Kristina Ziniti. She wants to ensure that these recommendations are included in the package that is sent to the Town Council. She also notes that an updated concept plan was received same day and wants to ensure that the enhanced landscaping that was discussed also is added to the plan prior to Town Council action.

She confirms with Chris Griffin that these items are acceptable. He notes that the facility is lacking and it is the intention to bring it into compliance and the project will comply with the recommendations.

Dr. Kurzberg was looking for specific language on the motion. Director SantucciRozzi notes that there is language on page three of the staff report.

Member Preziosi asks if the ADA requirements are included in the project budget. Director SantucciRozzi responds that some are and some not. While Mr. Griffin is focused more on the baseball aspects of the project, Planning is looking at multiple aspects such as drainage, parking, ADA and related. The budget that Chris put forward includes a 15% contingency. The work that needs to done on the ADA side is minimal and we will continue working with Inspectional Services and Recreation to ensure that when the application goes to the Town Council it will satisfy the needs of the various parties that use the park.

Member Preziosi notes that the budget seems high for a little league field and he does not want to see it go any higher. Director SantucciRozzi notes that the budget breakdown is \$567,000 for construction and \$85,000 for mobilization and overhead. There is another \$85,000 for contingency. This is an all-in budget and sometimes the contingency is not needed. Ms. Manning and Director SantucciRozzi will keep a close eye on the budget. The total project cost for Hollis and Watson was 4-5 times the request tonight, so the only way to make any progress was to take this phased approach. The competitive sealed bid process will hopefully bring in some prices below estimates.

Member Preziosi **MOTIONS** in accordance with the provisions of MGL Ch. 44B the Community Preservation Committee recommend the appropriation of \$737,142.00 from the Unreserved Fund for the Delorey Field Rehabilitation project; said funding to be supervised and expended under the direction of the Community Preservation Committee/Director of Planning and Community Development; motion stipulated to include all ADA requirements and additional landscaping: seconded by Member Googins; voted by roll call (6:0:0) votes: Dr. Kurzberg: YES; Member Preziosi: YES; Member Mikami: YES; Member Googins: YES; Member Bonfiglioli: YES; Member Frazier: YES; Member Francis noted as absent).

Dr. Kurzberg thanks all in attendance. Mr. Griffin thanks the East Braintree Little League and Steve Leary who put much work into the project. Mr. Nelson Chin drove the project and the EBLL wants to thank him in memoriam.

### **Potential New Projects**

Ms. Manning reports that she spoke to Katie Barker of Independence Manor who is in the process of setting up a second window mock-up to see how it performs. The initial product recommended by designers was not a good fit. Once she has this process complete, she will circle back with her architect to get firmer pricing for an application. Staff is ready to assist her with moving this along.

Ms. Manning states that the potential new projects –, Town Hall Message Board, Daughraty Gym Windows and Archiving Newspapers - do not have any updates.

Ms. Manning notes that Planning staff continue to work as a team with other Departments on the Fire Department project and focusing on making sure that the quality of materials for the project is appropriate for the Historic District. There are many items that should be eligible but emphasis will be on appropriate treatments/materials for the Historic District. She notes also that the project is eligible under the Mass Historic Public Projects Fund and will look at the application process.

Ms. Manning notes that the scope for Adams Park from the neighborhood group has been forwarded to the Recreation Department and put in line for quotes for design. Dr. Kurzberg asks if this is the original one that was submitted for Adams Park? Mr. Griffin responds no. The original scope was submitted in 2019 but has changed. Since then, town-wide field needs have been re-assessed. A memo has been sent to the CPC returning the funds that were approved in 2019. He continues that

the new effort for Adams Park is for walkways and general improvements and is being spearheaded by neighborhood stakeholders.

### **Old Business**

Ms. Manning turns it over to Mr. Griffin to update on Nathan Buliga Park. Edge Sports Group has been retained and he expects the design process to be a quick turn-around as this is a smaller facility. He hopes to have final plans by early to mid-spring. Dr. Kurzberg asks when will construction happen? Mr. Griffin says hoping this construction season.

Ms. Manning notes that a stakeout plan for Liberty Grove is included in the packet. She plants a seed about an urban farm at the site with the farmers living in the house.

With the Armstrong Dam Trail Director SantucciRozzi notes that a settlement has been reached and things are now with the DEP to re-issue permits. There is a no-work window at the site, believe summer, so within those constraints construction will commence as soon as possible. Kelly Phelan has secured multiple grants for this project and deserves high praise for staying with the project and bringing this together. Dr. Kurzberg agrees that this is a great project!

Member Googins notes that she needs to leave the meeting at 6:20. Dr. Kurzberg confirms that there will still be a quorum for the Executive Session.

Ms. Manning sets February 2nd for a site visit for the Middle Street trail for the Committee members.

Ms. Manning updates the members on the Daughraty Gym Historic Restoration project. She scanned and distributed the plan set from 2019 along with a memo to the Historic Commission that zeroes in on the CPA eligible elements of the building. Chairman Kurzberg notes that there has been significant work inside the building. Director SantucciRozzi notes that now is the time to work with Mike McGourty and the Mayor's office to see where the priorities are for the building. What is completed and where work is still needed in order to bring a CPA application forward.

Ms. Manning notes that the Historic Inventory Request for Quotes will be circulated the week of 1/23/23. She had circled with Ron Frazier for a final look at the package. Quotes will be due mid-February which leads to a project kick-off late March/early April.

Conservation Restrictions agenda item had no new updates.

The Elm Street Cemetery project has no new updates but Director SantucciRozzi encourages the members to visit the site and see the amazing work. She again thanks Ron Frazier for his stewardship.

Smelt Brook Restoration and Town Hall Ramp have no new updates.

### **Administrative Business**

Member Frazier MOTION to approve the minutes of meeting held 12/12/22 seconded by Member Mikami voted by roll call (4:0:0 votes: Dr. Kurzberg: AYE; Member Frazier: YES; Member Mikami: YES; Member; Member Bonfiglioli: YES; Member Googins: left meeting early; Member Preziosi: left meeting early; Member Francis: absent.

Ms, Manning notes she included return of unspent funds memo in the member packet. All funds will be returned to the “Unreserved” bucket.

Member Mikami MOTION to recommend the return of unspent CPC funds for the Town Hall Renovation, Town Hall Master Plan, Exterior Old Thayer Library, Gravestone/Security, Adams Playground and Morrison Outdoor Classroom seconded by Member Bonfiglioli voted by roll call (4:0:0 votes: Dr. Kurzberg: AYE; Member Frazier: YES; Member Mikami: YES; Member; Member Bonfiglioli: YES; Member Googins: left meeting early; Member Preziosi: left meeting early; Member Francis: absent.

Chairman Kurzberg notes that the Committee expressed a preference to continue with Zoom meetings for the time being.

Dr. Kurzberg notes that the CPA Coalition has been a great partner and he calls for a motion to approve paying the annual dues.

Member Frazier MOTION to recommend paying the CPA Coalition annual dues of \$3,500 seconded by Member Mikami voted by roll call (4:0:0 votes: Dr. Kurzberg: AYE; Member Frazier: YES; Member Mikami: YES; Member; Member Bonfiglioli: YES; Member Googins: left meeting early; Member Preziosi: left meeting early; Member Francis: absent.

Member Frazier **MOTION** to entered into Executive Session to discuss an appraisal for potential open space purchase and the Committee will not return to open session; seconded by Member Mikami; voted by roll call (4:0:0 votes: Dr. Kurzberg: AYE; Member Frazier: YES; Member Mikami: YES; Member; Member Bonfiglioli: YES; Member Googins: left meeting early; Member Preziosi: left meeting early; Member Francis: absent.

Meeting entered into Executive Session at 6:30 PM.

Respectfully submitted,  
Liz Manning, Planning and Community Development