

Braintree Historical Commission
Minutes
Monday, March 4, 2019
Johnson Chambers – Braintree Town Hall

Present: Elizabeth Mees (Chair) Kate Nedelman-Herbst
Ron Frazier Rayna Rubin
Santina Giannino

Also Present: Christine Stickney, Director of Planning and Community Development

Meeting convened at 7:00 PM

Old Business: Town hall side doors: Christine reported that Andrew Marron of the Mayor’s office will not be attending the meeting tonight – they are still working on getting the specifications and design of the doorways to show the Commission they will attend next week. Elizabeth Mees said she looked at the frame she believes it may be a wood frame – she hasn’t heard from Andrew last meeting she provided her number for assistance. Ron Frazier commented that we need to stress it should be minimal impact on the existing historical fabric. **Gallivan House Historic Restriction:** Christine noted that Bob Harris had called her from the Braintree Historical Society to let the Commission know that they have received Pre-Approval letter from Michael Steinez of MHC regarding the restriction. He will be getting it in the proper format for submission to the Town to obtain the required signatures. Ron Frazier noted that they are having issues with the barn/addition roof and will be doing work in addition to the Thayer roof hopefully with funds from the MHC Preservation Project Fund. Elizabeth Mees noted they need a historical preservation architect to prepare the plans and specifications to apply for the grant. **Daughraty Gym:** Derek is handling this project and the last Christine heard the contract was signed and the assessment work was underway. **Cemetery Topper Fence:** Again Dereck is handling – the contract has been signed the specifications and plans are being prepared to use to solicit bids.

Administrative: Ron Frazier **MOTION** to approve the minutes of 10/5/18, seconded by Kate Nedelman Herbst – voted 4:0 (RR abstained). Ron Frazier **MOTION** to approve the minutes of 12/10/18 as revised with additional language, seconded by Kate Nedelman Herbst - voted 4:0 (RR abstained).

(7:15PM) Public Hearing: Certificate of Appropriateness – Thayer Academy Glover Hall Renovations

Present on behalf of the applicants, Thayer Academy was Mr. Paul MacNeely, Partner in Eck-MacNeely Architects, Inc. No one else was present from the public. Elizabeth Mees, Chair read the legal advertisement published in the Patriot Ledger on 2/19/19 and also mailed to the abutters listed on the certified abutters list from the Town Assessors’ office. The Chair noted there was no one from the public present and Mr. MacNeely informed the Commission there had been a previous neighborhood meeting. Members were provided with 11x17 copies of the plans and the COA application. Mr. MacNeely using a series of architectural renderings and existing photographs on mounted poster boards described to the members the proposed project. The project consists of construction of a dormer (approx. 400 SF) at the northwest side of the building above an existing structure and also at the west end of the building, a glass bay enclosure (approx. 50 SF) adjacent to the existing fire escape at the Glover building located on the campus. Kate Nedelman Herbst asked if the issue of the fire escape discussed at the February meeting had been presented and approve to the Building Department and Mr. MacNeely responded yes it had been approved. Members had no further questions.

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Kate Nedelman Herbst **MOTION** to approve and issue a Certificate of Appropriateness for the Glover Hall Renovation Project as depicted on the architectural and site plans entitled “*Thayer – Glover Computer Science and Robotics Lab*” prepared by Eck-MacNeely Architects, Inc. dated 2/11/19 (7 sheets total), seconded by Ron Frazier – unanimously voted. Mr. MacNeely was asked by members when the project would begin and he answered to be started in May and be done in September of 2019.

Return to Old Business: Demolition Delay (TCO #18-025) Members reviewed the 3/1/19 version of the proposed Ordinance – redlined version. Rayna Rubin asked about previous comments re: a portion of a structure – see definition of demolition – it was agreed to strike “or any portion thereof” in definition. Kate Nedelman Herbst **MOTION** to accept the revised version dated 3/1/19 with the amendment to demolition definition, seconded by Ron Frazier – unanimously voted. Members discussed the proposed cover letter to the Council and modified as follows:

- Revision to the initial determination by the Chair of the Braintree Historical Commission as to the need for a hearing. The determination will be accomplished in less than **ten (10) days**.
- If determined by the Chair, if potential historical significance requires a public hearing, it will be held within thirty - five (35) days of the notice from the BHC Chairperson to the applicant and Building Inspector.
- Braintree contains a large number of buildings built in the 1930s era with original architectural details that are an integral part of Braintree’s character. As a result, the Historical Commission is committed to the bylaw provision remaining at 75 years.
- No application fee will be charged, however the applicants will be responsible for the newspaper legal advertisement required for the hearing and providing postage pre-paid envelopes to notify abutters of the demolition project site. This process would be identical to that currently required for all land use permits with in the Planning and Community Development Department and staff will take responsibility of inserting the notice and mailing of the envelopes.
- If required, at the close of the public hearing, notification to the Applicant & Building inspector will occur within **ten (10) days**. These revised time frames have shortened the original delay from six months to 4 months.
- It is of note that in the last 17 years (since recording began) only 6 properties would have fallen under the purview of this bylaw.

Ron Frazier questioned if Armstrong Cork will be subject to the Ordinance if it is passed – Christine comment it would depend on when they file for the demolition permit – since this is an amendment for the General Ordinance and not zoning there is no reach back with the advertising. If they file after it is adopted and signed by the Mayor they are subject to requirements.

Rayna Rubin MOTION to adjourn the meeting, seconded by Kate Nedelman Herbst – unanimously voted
Meeting adjourned at 8:05 PM

Respectfully submitted,

Christine Stickney, Director Planning and Community Development