

Braintree Historical Commission
Minutes
Monday, April 1, 2019
Johnson Chambers – Braintree Town Hall

Present: Elizabeth Mees (Chair) Rayna Rubin
Ron Frazier

Also Present: John Goldrosen, Assistant Town Solicitor
Derek Manning, Community Preservation Manager
Christine Stickney, Director of Planning and Community Development

Meeting convened at 7:00 PM

Old Business: **Changes to Town Hall doors:** Andrew Marron of the Mayor’s office was present as a follow-up from the February meeting. Andrew Marron provided members with five sketches of different alternatives for the side doors to review and discuss. Elizabeth Mees commented the wood doors with the existing transom to remain would look nice and if stained similar to the front doors would be good. She also added if that proposal would have panic hardware affixed to the door –flush bolts on the inside the door - Is there a post in the center of the door – astragal into the floor and flush post going vertical by the existing transom would be feasible. Elizabeth also asked about the mortice for the hinges is still around the entry way – Andrew believed it still was there. Ron Frazier **MOTION** to hold a public hearing at the next BHC meeting – May 6, 2019 seconded by Rayna Rubin – unanimously voted. The Commission suggested that Christine provide assistance with the process of filing the Certificate of Appropriateness. Members also discussed potential funding from the CPA and questioned the estimated cost – Andrew responded with an estimate of \$9500 – Christine noted that hopefully the design will be ADA compliant even though the path up to the door may not be at this time but there has been a directive to get the building into compliance and the at a minimum the door should be so we don’t have to do it all over again later. Andrew explained that theoretically they would hope to pull the frame up to meet future ADA improvements but the job now is security to use key cards to access the building. Elizabeth comment that Andrew should submit the desired schematic but bring them all again to the public hearing in May.

New Business: **Demolition Delay Ordinance 18-025** Assistant Town Solicitor John Goldrosen and Building Inspector Russ Forsberg attended the meeting to discuss potential modifications to the proposed Ordinance. Atty. Goldrosen commented that the last version 3/28/19 was inconsistent with the desire to remove “Substantial portion” under the definition of significant building and under the procedure section has been adequately removed to address what actually requires review to be demolished. He commented that Councilor Whalen had suggested a simplified definition – vacant building and that if taken down without approval then a small fine rather than the prohibition of rebuilding 18 months to a year. Atty. Goldrosen commented that he understood the intent of the bylaw however the Town cannot fine anything in excess of \$300 per day. Elizabeth Mees stated that we can’t just keep chipping away at the bylaws authority or it will be ineffective. Atty. Goldrosen asked the question what are the ramifications of the building code if done with no permit? Russ Forsberg answered that in the 23 years he has been with the Town only had one house that did it without a permit – he feels it is highly unlikely to occur adding the take serious the danger of not having the right utilities shut off or any hazardous materials with the demolition – can only assign a double fee. Rayna Rubin asked if the BHC could

recommend denial of the demolition permit. Russ explained permits cannot be withheld for other projects in the Town. Elizabeth commented in other communities – the developer asks forgiveness after they have done it and other communities have given more than a warning – it needs to be punitive.

Derek Manning asked what happens when they violate the permit and Russ responded – 1st they are issued a stop work order and required to make the site safe, 2nd they have to prove all utilities are disconnected and 3rd they have to provide an assessment regarding any hazardous waste and if yes how will it be abated. Discussion continued on possible alternatives, Elizabeth commented she was open to 8 months – Atty. Goldrosen commented is better to encourage them to go through the process. Russ commented with his concern of the definition of “Building” – is it the intention that this could include garages, barns & sheds? If the garage is attached – yes – barns have been issues in Nantucket – the Ordinance doesn’t really speak to accessory structure – it may be a call by the building Inspector. Another concern was on page 3 “E” – applicant to provide any information..... Elizabeth responded if they had old exterior photos that the Town many not have or something similar – we are really not interested in the interior unless an extreme feature like a mural or the mantels of a fireplace – we would want to photograph. Rayna Rubin cautioned that we may not want to get too specific with the Ordinance language – we could always do guidelines later on after the Ordinance. Atty. Goldrosen felt the changes from the BHC should now make it through the Ordinance and Rules subcommittee – you have made some substantial changes. Ron Frazier MOTION to recommend approval of the revised ordinance that included the three amendments, seconded by Rayna Rubin – unanimously voted.

Project Updates: Derek Manning updated members on the **Elm Street Cemetery project**. He commented the architect has come up with two proposals for the topper fence – he provided a handout to members. Noting alternative #2 is more expensive however appears sturdier with the base bracket and a weather shield over the grout to keep water out. He also explained how previously the estimate concerned members that they decided to not go with the option of putting it out as an alternate. Members expressed their preference for 2.4 and asked it come back at 100% design.

Daughraty Gym – He noted that the assessment contract was awarded to Bargman Hendrie +Associates and a kick off meeting would be coming up soon. **Gallivan House** – Ron Frazier commented that he heard from Bob Harris and that MHC has provided approval of the historic restriction only signatures are needed now. Derek would speak with Bob Harris about getting it to the Town Solicitor for review.

Thayer House Roof – Bob Harris is trying to obtain a MHC Preservation Project Grant to restore the roof and would like a letter of support from the BHC. One minor correction was noted – Christine will address and seek members for their signatures. Ron Frazier commented that there is an existing Preservation Restriction – the roof is over 30 years old – Elizabeth Mees noted there will need to be a Certificate of Appropriateness application submitted before any work can start.

Ron Frazier **MOTION** to adjourn the meeting, seconded by Rayna Rubin – Unanimously voted. The meeting adjourned at 8:30 PM.

Respectfully submitted,

Christine Stickney, Director of Planning and Community Development