



**Mayor**  
**Charles C. Kokoros**

## Department of Planning and Community Development

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### Historical Commission

Ronald Frazier, Vice Chair  
Santina Giannino, Member  
Robert Harris, Member  
Kate Nedelman Herbst, Member  
Rayna Rubin, Member

**Braintree Historical Commission**  
**Meeting Minutes – Virtual ZOOM**  
**Monday, April 3, 2023, 5:00 P.M.**

#### **Members Present:**

Ronald F. Frazier, Acting Chair  
Santina Giannino, Member  
Bob Harris, Member  
Kate Nedelman Herbst, Member, arrives late (at 5:19 PM)  
Rayna Rubin, Member

#### **Others in Attendance:**

- Melissa SantucciRozzi, Director of Planning and Community Development  
- Elizabeth Manning, Community Preservation Manager

### **Remote Meeting Provisions**

Due to the COVID 19 Pandemic, remote meetings have replaced physical meetings per the Governor's March 12, 2020 Order as most recently amended. Said Order suspended the provisions of the Open Meeting Law to promote public health and social distancing. Tonight's meeting was not conducted in an open, publicly accessible space. Public access to the meeting was achieved by adequate, alternative means that allowed the public to follow the proceeding in a third-party communication technology known as ZOOM that is readily accessible to the public through the internet and by telephone.

#### **Call to Order –**

At 5:06 PM, Acting Chair Frazier called the meeting to order via ZOOM and asked Director SantucciRozzi to call the roll:

Member Frazier - here  
Member Giannino – here  
Member Harris - here  
Member Herbst - not present  
Member Rubin – here

## New Business

### Draft Application for Historic Inventory

The Director asked Ms. Manning for an update on the Draft Application for a Townwide Historic Inventory.

Ms. Manning informed the Commission that she had spoken again with Michael Steinitz [Massachusetts Historical Commission] regarding Eastern Architects, the sole respondent to the RFQ to conduct a townwide historical survey. Mr. Steinitz was confident that the quality of the applicant's work was very acceptable, and the firm had been responsive on the project he had worked on with them in Salem. Mr. Steinitz offered to help review Eastern's work as it comes in to provide feedback and to ensure they understand the format and level of research and detail that the Commission expects. Mr. Peter Eastern, firm principal found that acceptable and agreed that they would submit some of their early work for Mass Historical review.

Ms. Manning continued that Eastern Architects had addressed satisfactorily all Commission concerns and with guidance from Mr. Steinitz she is confident that the Commission can go forward with the proposal from Eastern Architects.

Acting Chair Frazier stated that his concerns had been addressed and asked if a motion would be in order.

Based on Ms. Manning's presentation:

**Motion** by Mr. Harris, seconded by Ms. Rubin, to go with Eastern Architects predicated on obtaining additional monies from the Community Preservation Fund.

*Roll Call by the Director:* Member Frazier – yes; Member Giannino – yes; Member Harris – yes; Member Rubin – yes.

The Director asked for a vote to authorize the Department to submit an application on April 4, 2023, to the Community Preservation Committee for funding of \$15,750 in order to move forward with the Historic Survey.

**Motion** by Member Harris, seconded by Member Giannino to send an application to the Community Preservation Committee for \$15,750 in support of the Townwide Historic Survey.

*Roll call by the Director:* Member Frazier – yes; Member Harris – yes; Member Giannino – yes; Member Rubin – yes.

## **Old Business**

### Great Oak Spring Site Visit

The Director informed the Commission that Darryl Rappaport of Bartlett Tree would be willing to have a short meeting with neighbors of the Great Oak free of charge. However, the Director feels the meeting could be well attended and she would like Mr. Rappaport to field questions and provide his answers in writing for the public and intends to ask Mr. Rappaport for a price for that commitment. The budget has funding that could cover the cost of a meeting and she would like the Commission's approval for such an expenditure. All agreed. A meeting would be scheduled for late May.

Member Herbst arrives at 5:19 PM.

## **Administrative Business**

### Commission Vacancies

The Director has asked Attorney Carl Johnson to put his materials in and indicated she continues to emphasize to the mayor the importance of having a full board. She has reached out to Phil Baker, an architect who was formerly a Planning Board member. He is not available.

Member Frazier mentioned that there had been talk of asking former member and architect Liz Meese if she would be willing to come in should the Commission have need of the advice of an architect as they proceed to consider the Fire Department application. Member Herbst stated that she had spoken with Ms. Meese who indicated she would need more information but did not seem opposed to helping.

### Fire Department Application

The Director stated that she will meet with the consultants on April 7, 2023. She has had no updated plans for quite some time. They will need approvals from both the Planning and Zoning Boards. Member Rubin asked about the order in which the application would be considered. The Director responded that the application would go to the Historical Commission first and then to the Planning and Zoning Boards. They also will appear before the Community Preservation Committee. The property is zoned Open Space and Conservancy, is severely non-conforming and will need several variances. Consideration by Planning and Zoning will be concurrent. The Director indicated that the project is behind schedule and both the Mayor and Fire Chief want to get moving.

The number one goal is to maintain the integrity of the historic district with the exterior of the structure.

Other items for discussion

The Director stated that suspension of the provisions of the Open Meeting Law have been extended for two more years.

Member Rubin asked for consideration of a slightly later starting time to begin meetings. Consensus was that 5:30 would be preferable, and the Director would check the schedule of meetings for the other boards.

Motion by Ms. Rubin to adjourn: Member Frazier – yes; Member Harris – yes; Member Giannino – yes; Member Rubin – yes; Member Herbst – yes.

The meeting adjourns at 5:26 PM.

Respectfully submitted,  
Linda Raiss  
(with L. Quinlan edits)