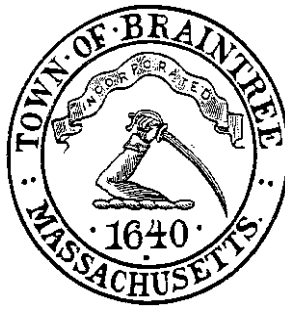


Peter Morin
President
District 6

David M. Ringius, J
At Large

Julia C. Flaherty
At Large

Ryan Sterling
At Large



Elizabeth Maglio
Vice President
District 3

James Daiute
District 1

Joseph Reynolds
District 2

Annmary Quilty
District 4

Meredith Boericke
District 5

OFFICE OF THE TOWN COUNCIL

Wednesday, April 29, 2026

MINUTES

A meeting of the Town Council was held in the Cahill Auditorium, Braintree Town Hall, on Wednesday, April 29, 2026 beginning at 7:30p.m.

Council President Morin was in the chair.

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

Present: Peter Morin, President
Elizabeth Maglio, Vice President
Julia Flaherty
Ryan Sterling
James Daiute
Joseph Reynolds
Ann Quilty
Meredith Boericke

Not Present: David M. Ringius, Jr.

Also Present: Erin V. Joyce, Mayor
Kara Nyman, COS
Michael Esmond, Finance Director
Freddie Viola, Fire Chief
Robert Joseph, Acting Police Chief
Matt Jacques, DPW Director
Tim MacDonald, Superintendent of Schools
Terri Stano, Library Director
Marybeth McGrath, Director Municipal Licenses & Inspections
Sharmila Biswas, Director of Elder Affairs
Michelle Labadini, Acting HR Director
John Thompson, Asst DPW Director/Town Engineer
Ryan Matheson, Engineering Manager
Ben Hulke, Asst DPW Director
Mary Kenney, Executive Staff Police
Peter Matchak, Director Planning & Community Development
Derek Manning, Historical Society
Kate Naughton, Director of Community Affairs

Also Present: Anna Deng, Communications Coordinator
Wesley Rea, BCAM TV Executive Director
Margaret Johnson, Board of Registrar
Frederick Foley, Board of Registrar
James M. Casey, Town Clerk
Debra J. Starr, Asst. Town Clerk
Jane D'Auria, Registration Clerk – Town Clerk's office
Eric Cocca, Principal Clerk – Town Clerk's office
Frank Marinelli, Attorney
Brian Dundon, Project Manager,
Nick Rahman, Managing Director ZOM Living

ANNOUNCEMENTS

- **017 26** Council President: Retirement of Wesley Rea, BCAM TV Executive Director –May 8
- **018 26** Council President: Retirement of James M. Casey, Town Clerk –May 1

OLD BUSINESS

- **26 027** Mayor: Appointment to the Braintree Cultural Council - Abigail Young or take up any action relative thereto

Council President Morin stated I will now refer to Councilor Boericke, Chairwoman of the Committee of Ways & Means for a recommendation on Order 26 027.

Chairwoman Boericke stated the Committee of Ways & Means met on April 15 and voted for a unanimous favorable recommendation to the full Council on this appointment to the Braintree Cultural Council.

Council President Morin asked would anyone from the mayor's staff like to speak on Order 26 027?
Council President Morin asked would anyone else like to speak on this appointment?
President Morin thanked Ms. Young for her willingness to volunteer for this position.

Council President Morin asked is there a Motion on this Order?
Motion read by Councilor Maglio:

MOTION: UPON THE REQUEST OF HER HONOR, MAYOR JOYCE, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In accordance with Sections 2-10 and 3-3 of the Town Charter, approve the appointment of Abigail Young to the Braintree Cultural Council.

Motion: by Councilor Maglio to approve Order 26 027

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

- **26 028** Mayor: Appointment to the Braintree Cultural Council - Donna Wise or take up any action relative thereto

Council President Morin stated I will now refer to Councilor Boericke, Chairwoman of the Committee of Ways & Means for a recommendation on Order 26 028.

Chairwoman Boericke stated the Committee of Ways & Means met on April 15 and voted for a unanimous favorable recommendation to the full Council on this appointment to the Braintree Cultural Council.

Council President Morin asked would anyone from the mayor's staff like to speak on Order 26 028?

Council President Morin asked would anyone else like to speak on this appointment?

President Morin thanked Ms. Wise for her willingness to volunteer for this position.

Council President Morin asked is there a Motion on this Order?

Motion read by Councilor Maglio:

MOTION: UPON THE REQUEST OF HER HONOR, MAYOR JOYCE, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In accordance with Sections 2-10 and 3-3 of the Town Charter, approve the appointment of Donna Wise to the Braintree Cultural Council.

Motion: by Councilor Maglio to approve Order 26 027

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

- **26 029** Mayor: Appointment to the Braintree Cultural Council - Sarah Chapple - Sokol or take up any action relative thereto

Council President Morin stated I will now refer to Councilor Boericke, Chairwoman of the Committee of Ways & Means for a recommendation on Order 26 029.

Chairwoman Boericke stated the Committee of Ways & Means met on April 15 and voted for a unanimous favorable recommendation to the full Council on this appointment to the Braintree Cultural Council.

Council President Morin asked would anyone from the mayor's staff like to speak on Order 26 029?

Council President Morin asked would anyone else like to speak on this appointment?

President Morin thanked Ms. Chapple - Sokol for her willingness to volunteer for this position.

Council President Morin asked is there a Motion on this Order?

Motion read by Councilor Maglio:

MOTION: UPON THE REQUEST OF HER HONOR, MAYOR JOYCE, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In accordance with Sections 2-10 and 3-3 of the Town Charter, approve the appointment of Sarah Chapple - Sokol to the Braintree Cultural Council.

Motion: by Councilor Maglio to approve Order 26 029

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

- **26 030** Mayor: Appointment to the Braintree Cultural Council - Amie Lytle or take up any action relative thereto

Council President Morin stated I will now refer to Councilor Boericke, Chairwoman of the Committee of Ways & Means for a recommendation on Order 26 030.

Chairwoman Boericke stated the Committee of Ways & Means met on April 15 and voted for a unanimous favorable recommendation to the full Council on this appointment to the Braintree Cultural Council.

Council President Morin asked would anyone from the mayor's staff like to speak on Order 26 030?

Council President Morin asked would anyone else like to speak on this appointment?

President Morin thanked Ms. Lytle for her willingness to volunteer for this position.

Council President Morin asked is there a Motion on this Order?

Motion read by Councilor Maglio:

MOTION: UPON THE REQUEST OF HER HONOR, MAYOR JOYCE, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In accordance with Sections 2-10 and 3-3 of the Town Charter, approve the appointment of Amie Lytle to the Braintree Cultural Council.

Motion: by Councilor Maglio to approve Order 26 027

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

- **26 011** Mayor: Request for Appropriation - French House Gutter Replacement and Grounds Restoration – CPA Application or take up any action relative thereto (**Public Hearing**)

Council President Morin asked for a Motion to Open the Public Hearing on Order 26 011

Motion by Councilor Maglio to Open Public Hearing for Order 26 011

Motion: by Councilor Maglio to Open the Public Hearing for Order 26 011

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

Council President Morin asked for a Motion to Take off the Table Order 26 011

Motion by Councilor Maglio to Take off the Table Order 26 011

Motion: by Councilor Maglio to Open the Public Hearing for Order 26 011

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

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

Chairwoman Boericke stated the Committee of Ways & Means met on April 15 and voted 3 in favor, 1 opposed and 1 absent for a favorable recommendation to the full Council on Order 26 011.

President Morin asked if anyone from the mayor's staff would like to speak on Order 26 011.

In attendance was Peter Matchak, Director of Planning & Community Development and Derek Manning of the Historical Society.

Derek Manning of the Historical Society is grateful for all the support we receive from the town. This will help one of the oldest properties in town.

Councilor Boericke explained she was the no vote in the Committee of Ways & Means meeting. Mr. Manning is an exceptional leader for the Historical Society and suited to advance the society's mission and your commitment as a steward of Braintree's history.

Councilor Boericke explained she was the no vote because generally the French House is not generally open to the public for educational purposes. It is first and foremost a rental property. It is intended to generate income and at least break even and charging sufficient rent to cover expenses. Over the past decade the society has unfortunately not charge sufficient rent to keep up with the maintenance even while the property is not on the tax rolls, which is in effect an annual savings. A general principle of leasing is having lease agreements and enforcing those agreements that holds tenants responsible for property damage. Unfortunately, the previous tenant made changes to the walkway without permission or consequence. Now the Braintree taxpayers through CPA funds are being asked to foot the bill. I have no doubt going forward Mr. Manning will lead the society with the professionalism and the enthusiasm that he's already demonstrated but for this request even though it is only about \$18,000 I just cannot vote to support this and ask Braintree taxpayers to subsidize a property that was, though I firmly believe without malice, mishandled and which provides limited access to residents. So I will not be voting in favor of this this evening.

Councilor Flaherty stated this location is deed restricted. I feel the French House is in very sound hands these days and I have full faith that this money will be well used according to the terms of the application.

Council President Morin asked if any member of the general public would like to speak on Order 26 011. Seeing none.

Council President Morin asked for a Motion to CLOSE the Public Hearing for Order 26 011

Motion by Councilor Maglio to CLOSE the Public Hearing for Order 26 011

Motion: by Councilor Maglio to CLOSE the Public Hearing for Order 26 011

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

President Morin asked is there a Motion for Order 26 011.

Councilor Maglio read the Motion:

MOTION: In accordance with the provisions of MGL c.44B, and with the recommendation of the Community Preservation Committee, the amount of \$17,876.00 to be expended from the Historic Resources Fund for the French House Gutter Replacement & Grounds Restoration; said funding to be supervised and expended under the direction of the Community Preservation Committee/Director of Planning and Community Development.

Motion: by Councilor Maglio to approve Order 26 011

Second: by Councilor Boericke

Vote: For (6 – Daiute, Flaherty, Maglio, Morin, Reynolds, Sterling),
Against (2 – Boericke, Quilty), Absent (1 - Ringius), Abstain (0)

- **26 012** Mayor: Request for Appropriation - Thayer House Conditions Assessment and Rehabilitation Plan – CPA Application or take up any action relative thereto (**Public Hearing**)

Council President Morin asked for a Motion to Open the Public Hearing on Order 26 012

Motion by Councilor Maglio to Open Public Hearing for Order 26 012

Motion: by Councilor Maglio to Open the Public Hearing for Order 26 012

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

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

Chairwoman Boericke stated the Committee of Ways & Means met on April 15 and voted 4 in favor and 1 absent for a favorable recommendation to the full Council on Order 26 012.

President Morin asked if anyone from the mayors staff would like to speak.

Derek Manning of the Historical Society stated this project is important to us. This will give us a full assessment of all the needs. We will then try to raise funds when we know what needs to be done. This will go a long way in getting the Thayer House back into the condition it should be in.

Councilor Boericke stated this is a strategic investment for an educational institution in Braintree to serve Braintree residents. This will unlock other grant opportunities. I think it is a sound investment.

Council President Morin asked if any member of the general public would like to speak on Order 26 012. Seeing none.

Council President Morin asked for a Motion to CLOSE the Public Hearing for Order 26 012

Motion by Councilor Maglio to CLOSE the Public Hearing for Order 26 012

Motion: by Councilor Maglio to CLOSE the Public Hearing for Order 26 012

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

President Morin asked is there a Motion for Order 26 012.

Councilor Maglio read the Motion:

MOTION: In accordance with the provisions of MGL c.44B, and with the recommendation of the Community Preservation Committee, the amount of \$34,365.00 to be expended from the Historic Resources Fund for the Thayer House Conditions Assessment & Rehabilitation Plan; said funding to be supervised and expended under the direction of the Community Preservation Committee/Director of Planning and Community Development.

Motion: by Councilor Maglio to approve Order 26 012

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

- **26 025 ZMA Development LP: Easement Petition – 250 Granite Street** or take up any action relative thereto (**Public Hearing**)

Council President Morin asked for a Motion to Open the Public Hearing on Order 26 025

Motion by Councilor Maglio to Open Public Hearing for Order 26 025

Motion: by Councilor Maglio to Open the Public Hearing for Order 26 025

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

Council President Morin asked for a recommendation from Councilor Quilty, Chairwoman of the Committee on the Department of Public Works.

Chairwoman Quilty stated the Committee on the Department of Public Works met on April 28 and voted for a unanimous favorable recommendation to the full Council on Order 26 025.

President Morin asked if anyone from the mayors staff would like to speak.

Ryan Mattheson, Engineering Manager stated we have been working closely with the development team and we are in support of the relocation of the sewer facilities with the language of this easement language.

In attendance was Frank Marinelli, Attorney for the petitioner; Brian Dundon, Project Manager; Nick Rahman, Managing Director ZOM Living.

Frank Marinelli, Attorney explained the Planned Unit Development District was created in late 2024. This is about a \$140 million investment in Braintree. This is one of the final municipal pieces. The Easement document that you have before you has been reviewed by KP Law and Simon had their counsel review it. The original easement goes back to 1959. This is a redo to accommodate the new development.

Attorney Marinelli explained the new easement is moved northerly about 50 to 60 feet.

President Morin explained this has been carefully vetted by the town's engineering department, by special counsel for the town, KP Law, that has reviewed the language of the easement and approved it. This hearing is the end product of many hours of work. I commend all parties in their diligence in getting this matter resolved so that the development can move forward.

Council President Morin asked if any member of the general public would like to speak on Order 26 025. Seeing none.

Council President Morin asked for a Motion to CLOSE the Public Hearing for Order 26 025

Motion by Councilor Maglio to CLOSE the Public Hearing for Order 26 025

Motion: by Councilor Maglio to CLOSE the Public Hearing for Order 26 025

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

President Morin asked is there a Motion for Order 26 025.

Councilor Maglio read the Motion:

MOTION: To approve the Release and Grant of Easement agreement regarding 250 Granite Street, Braintree, Massachusetts, as submitted as Order 26 025.

Motion: by Councilor Maglio to approve Order 26 025

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

COMMUNICATIONS

- **019 26** Mayor: FY2027 Budget Submission

President Morin explained tonight we will receive the FY2027 Budget from Mayor Joyce. It will be referred to the Committee of Ways & Means for multiple meetings and discussions. Tonight the Council will not be asking questions. The review of the budget will be in committee and then at the Annual Town Meeting on May 26, 2026.

Mayor Joyce explained this is our Fiscal Year 2026 Operating Budget. We continue to work hard to deliver services to our residents that provide the quality of life that we expect and deserve as Braintree residents. Line-item spending is presented alongside of goal-focused narratives and the emergence of metrics that will help us to understand how dollars are spent, how they impact services provided or missions accomplished, potentially missions that fall short. The new format provides us the opportunity to talk about how we will spend this year's \$182.3 million but also opens ways to hold each other accountable. We added projections through 2030 which bring challenges and may be only covered by reductions in service, other overrides or debt exclusions, but we work hard to overcome this very complex puzzle of revenue and spending.

\$182.3 million budget represents 3.8% of growth from our fiscal year 2026 budget. We strive to bring efforts around economic growth and new development.

No projected revenue comes from our free cash or rainy day reserves. We are beginning to show the kicking of funding from our override stabilization fund as planned. Of the \$6.6 million spending increase 90% of spending growth occurs at our schools, in the town's pension, health insurance and general insurance costs and within collective bargaining contracts which will settle above the 2% projections. What sets Braintree apart is our approach to moving Braintree forward accelerating growth while maintaining stable and responsible budgets.

- **020 26** Mayor: FY2027 Budget Revenue Forecast Overview

Michael Esmond, Director of Municipal Finance, gave an overview. He explained when you look at the total revenue forecast for FY27 you can see how essentially the property taxes serve to anchor the town's revenue growth in any given year. We have a \$1 million estimated in new growth. There is a modest increase in the debt exclusions due to the closeout of the final roof repair projects borrowing we did. Local receipts come from a wide array of revenue sources. One being increase trash fee being a major contributor of the growth. We are not relying on any free cash or rainy day funds to support this.

NEW BUSINESS

Council President Morin stated we have two Requests for *Same Night Action* this evening.

NEW BUSINESS

Refer to the Committee of Ways & Means

- **26 036** Mayor: Reappointment to the Board of Registrars – Margaret Johnson or take up any action relative thereto (*Same Night Action Request*)

Council President Morin asked does any Councilor object to Same Night Action on Order 26 036?
Ok - Seeing none.

Council President Morin asked if anyone would like to speak on Order 26 036?
President Morin thanked Ms. Johnson for her willingness to serve.

Council President Morin asked for a Motion on Order 26 036.
Motion read by Councilor Maglio.

MOTION: UPON THE REQUEST OF HER HONOR, MAYOR JOYCE, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In accordance with Sections 2-10 and 3-3 of the Town Charter, approve the appointment of Margaret Johnson to the Board of Registrars for a 3-year term.

Motion: by Councilor Maglio to approve Order 26 036

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

- **26 037** Mayor: Reappointment to the Board of Registrars – Frederick Foley or take up any action relative thereto (*Same Night Action Request*)

Council President Morin asked does any Councilor object to Same Night Action on Order 26 037?
Ok - Seeing none.

Council President Morin asked if anyone would like to speak on Order 26 037?
President Morin thanked Mr. Foley for his willingness to serve.

Council President Morin asked for a Motion on Order 26 037.
Motion read by Councilor Maglio.

MOTION: UPON THE REQUEST OF HER HONOR, MAYOR JOYCE, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In accordance with Sections 2-10 and 3-3 of the Town Charter, approve the appointment of Frederick Foley to the Board of Registrars for a 3-year term.

Motion: by Councilor Maglio to approve Order 26 037

Second: by Councilor Boericke

Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

NEW BUSINESS

President Morin asked is there a Motion to move all remaining items under new business to their respective committee(s)?

Councilor Maglio made a **MOTION**: to refer all new business to their respective committee(s):

Refer to the Committee of Ways & Means

- **26 033** Mayor: FY2027 Operating Budget or take up any action relative thereto
Motion: by Councilor Maglio to refer to the Committee of Ways & Means Order 26 033
Second: by Councilor Boericke
Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)
- **26 034** Mayor: FY2027 Budget – Community Preservation Committee or take up any action relative thereto
Motion: by Councilor Maglio to refer to the Committee of Ways & Means Order 26 034
Second: by Councilor Boericke
Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)
- **26 035** Mayor: FY2027 Budget - Continuation of Revolving Funds or take up any action relative thereto
Motion: by Councilor Maglio to refer to the Committee of Ways & Means Order 26 035
Second: by Councilor Boericke
Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)
- **26 038** Mayor: Transfer Funds to Implement Terms of Agreement with Braintree Library Staff Association (BLSA) or take up any action relative thereto
Motion: by Councilor Maglio to refer to the Committee of Ways & Means Order 26 038
Second: by Councilor Boericke
Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)
- **26 039** Mayor: Establish a Special Purpose Education Stabilization Fund or take up any action relative thereto
Motion: by Councilor Maglio to refer to the Committee of Ways & Means Order 26 039
Second: by Councilor Boericke
Vote: For (8 – Boericke, Daiute, Flaherty, Maglio, Morin, Quilty, Reynolds, Sterling),
Against (0), Absent (1 - Ringius), Abstain (0)

The next Council Meeting is our **ANNUAL TOWN MEETING - Tuesday, May 26, 2026 at 7:00pm.**

Budget hearings with the Committee of Ways & Means and Department heads will be May 5 through May 18 at 6pm, in Cahill Auditorium and broadcast by BCAMTV.

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 9:04p.m.

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