

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

Tuesday, June 2, 2026

MINUTES

The meeting of the Town Council was held in the Cahill Auditorium, Braintree Town Hall, on Tuesday, June 2, 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
David M. Ringius, Jr.
Julia Flaherty
Ryan Sterling
James Daiute
Joseph Reynolds
Ann Quilty

Not Present: Meredith Boericke

Also Present: Kara Nyman, COS
Mike Esmond, Finance Director
Frederick Viola, Fire Chief
Peter Matchak, Director Planning & Community Development
Christopher Griffin, Asst Director Parks & Rec
Matt Jacques, DPW Director
Michelle Labadini, Acting HR Director
Angela Truelson, Benefits Coordinator
Thomas Butler, Deputy Director of Community Relations and Government Affairs at Massport
Brad Washburn, Deputy Climate Chief & Resilience Officer at Massport
Peter Howe, Director of Ground Transportation at Massport

ANNOUNCEMENTS

Braintree Partnership – Councilor Flaherty wanted to recognize the youth who have been working this year with the Braintree Community Partnership. It is made up of a deeply compassionate group of people. The youth involvement has recently been greatly expanded. I am impressed and thankful for the work these youth are doing.

Saint Francis of Assisi Monthly Community Meal – Wednesday, June 3rd at 5:30pm (Councilor Reynolds)

APPROVAL OF MINUTES

- None

OLD BUSINESS

- **26 040** Mayor: Appointment - Director of Human Resources, Michelle Labadini or take up any action relative thereto

Council President Morin asked for a recommendation from Councilor Reynolds, Vice-Chairman of the Committee of Ways & Means.

Vice-Chairman Reynolds stated the Committee of Ways & Means met earlier this evening and we are sending this to the full Council with a unanimous favorable recommendation.

Kara Nyman, COS stated I am here on behalf of Mayor Joyce for the appointment of Michelle Labadini as Human Resources Director. Michelle has been serving Braintree as the Assistant HR Director since September 2025 and most recently as the interim director. She has demonstrated exceptional leadership. Prior to Michelle was the Human Resources Director for Norfolk County.

President Morin asked is there a Motion for Order 26 040.

Councilor Maglio read the Motion:

MOTION: That in accordance with the provisions of Sections 2- 10 and 3 -3 of the Town Charter, the Town of Braintree through the Braintree Town Council affirms Mayor Erin V. Joyce’s appointment of Michelle Labadini as Human Resources Director for the Town of Braintree.

Motion: by Councilor Maglio to approve Order 26 040

Second: by Councilor Ringius

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

- **26 041** Mayor: Request for Appropriation - Braintree Fire Headquarters Roof and Facade Restoration Project FY26 - 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 26 041

Motion by Councilor Maglio to Open Public Hearing for Order 26 041

Motion: by Councilor Maglio to Open the Public Hearing for Order 26 041

Second: by Councilor Ringius

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

Council President Morin asked for a recommendation from Councilor Reynolds, Vice-Chairman of the Committee of Ways & Means.

Vice-Chairman Reynolds stated the Committee of Ways & Means met earlier this evening and we are sending this to the full Council with a unanimous favorable recommendation.

President Morin asked if anyone from the mayors staff would like to speak on Order 26 041.

Kara Nyman, COS stated at their April 13, 2026 meeting, the Community Preservation Committee voted to RECOMMEND the Town Council appropriate CPA funding in the amount of \$1,309,629.00 for the “Braintree Fire Headquarters Roof and Facade Restoration Project” from the Historical and Undesignated Community Preservation Funds. The Town, through the Mayor and the Fire Chief, submitted a CPC application requesting \$1,309,629.00 to start the restoration of the Braintree Fire Headquarters. This project aims to replace the existing asphalt shingle roof with synthetic slate shingles and snow guards. The project will also involve the replacement of the existing wood cornice as well as the copper gutters and downspouts; all designed to maintain the historic character of the building and serve the building well into the future.

Council President Morin asked if any member of the council would like to speak on Order 26 041.

Councilor Reynolds asked how long this project will take.

Director Jacques stated we hope to begin in August and off the roof in November 2026.

Council President Morin asked is anything we are doing here going to interfere with the long-term plans to renovate this station.

Director Jacques stated this will actually put us in a good position for that. This will get us toward a nice dry interior and then we continue to work on a phased approach of what is next.

Council President Morin asked if any member of the general public would like to speak on Order 26 041. Seeing none.

Council President Morin asked for a Motion to CLOSE the Public Hearing for Order 26 041

Motion by Councilor Maglio to CLOSE the Public Hearing for Order 26 041

Motion: by Councilor Maglio to CLOSE the Public Hearing for Order 26 041

Second: by Councilor Ringius

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

President Morin asked is there a Motion for Order 26 041.
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 \$1,309,629.00 shall be expended from the Historical and Undesignated Community Preservation Funds for the Braintree Fire Headquarters Roof and Facade Restoration Project; 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 26 041

Second: by Councilor Ringius

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

COMMUNICATIONS

• **023 26** Council President: Massport Project Presentation

(Presentation regarding Massport's desire to develop a 5,000-unit parking garage and remote terminal)

In attendance were:

Thomas Butler, Deputy Director of Community Relations and Government Affairs at Massport

Brad Washburn, Deputy Climate Chief & Resilience Officer at Massport

Peter Howe, Director of Ground Transportation at Massport

Mr. Butler explained the project and wanting close collaboration with the Council. We have had many conversations with Mayor Joyce and her team and with the state delegation and the federal delegation and felt it was time at the mayor's request to come before the body and begin this conversation about the proposal on Braintree Logan Express (LEX) Garage and Remote Terminal. We currently have the Logan Express operation on Forbes Road. It has been very successful over the last few years. Currently it sits on about 19.9 acres with about 1892 spaces with internal roadways. The proposed project is a new garage facility and it's a remote terminal. This is a product that we've recently piloted and started this week in Framingham. You show up, park your car, you get screened, your bags get screened, TSA is there and all your security is handled at the facility. You board a secure bus and then you head to Logan and you go behind security. It avoids all the conflict at the terminals, at the curbs, parking within the airport. It is something that TSA and FAA seem to really be buying into.

We are looking at 2032 Build Condition – This date is based on permitting using a 7-year build condition. Traffic Counts – we recently engaged with the mayor's team and others together as a working group because we know that corridor has had some issues at Forbes and Granite. We want to get to the table with state DOT and see how we can make this intersection work safely. We want to be good neighbors, and we don't want a negative experience for our passengers as well. You would have a ticket and you show up to Braintree at a certain time and get screened and get on the bus. The movements in this remote terminal are going to be pretty orchestrated for passengers. It is an appointment that is prearranged and you're not just showing up.

Phase 1:

- East Garage, Remote Terminal, movie screen removal & landscape
- Construction begins 4th quarter 2026 (October)
- Construction ends 4th quarter 2028 (October/November)
- 2,869 garage and short-term surface parking spaces

Phase 2:

- West Garage & landscape
- Construction begins 4th quarter 2028 (anticipated)
- Construction ends 2030/2013 (expected)
- Anticipated to provide 2,631 garage parking spaces

President Morin stated my concern is you're doubling the traffic going in on Forbes Road. You're adjacent to Granite Street, the cornerstone of our economy which is that mall. Malls are challenged now and if we are doubling the amount of traffic that is going in and out of there, the potential for an adverse economic impact on this community is serious. I have heard no mention of any pilot payment or any plan for a pilot payment or any revenue going to the town of Braintree out of this. I would like to hear what is being considered.

We currently have a financial agreement. It is a 3-year agreement that was just negotiated. We will come back when that runs out and have another conversation about payment again. We will be coming to that intersection with DOT and see what can be done on that intersection. We are investing in the long-term here and want to be part of the solution as well.

Councilor Reynolds asked about a fly over off ramp from the highway to the facility.

Mr. Butler explained this has always been part of the conversation but they would prefer to begin Phase 1 and get to the table and see if there are other solutions that we can come up with.

Councilor Maglio stated you are talking about a timeframe and a location where we have been approached by the MWRA pipeline replacement.

Brad Washburn explained the draft environmental impact report that goes through MEPA, MWRA just submitted comments a few days ago where they flagged this issue. We would have to coordinate with MWRA.

Councilor Flaherty asked how does this impact overall travel time.

Mr. Butler stated it is as much about the time as it is the experience. The stress levels and the conflicts that you experience at an airport and the experience here of having a spot you reserve.

Peter Howe, Director of Ground Transportation at Massport explained it is a reservation-based system which also helps. It's an online platform. You pick the time, pick the flight and we will tell you what bus trip to take that will get you there at least 45 minutes before your flight departure.

Councilor Daiute stated this sounds like a great project and look forward to working with you through the course of the project over the next couple of years.

Councilor Sterling asked about a coffee shop or something similar and asked about Police/Fire departments.

Mr. Butler explained we would anticipate some kind of food or coffee shop and the Mass State Police would be in charge with a level of collaboration with the town and strong partnership. Our number one priority is safety and security.

NEW BUSINESS

We have **two** items from the Town Clerk's office to allow the State Primary Election to take place on September 1, 2026.

- 26 046 Town Clerk: Call of the State Primary Election – September 1, 2026 or take up any action relative thereto (*Same Night Action Request*)
- 26 047 Town Clerk: State Primary Election Early Voting Site, Dates and Times or take up any action relative thereto (*Same Night Action Request*)

NEW BUSINESS

President Morin stated we have a request for Same Night Action on Order:

26 046 Town Clerk: Call of the State Primary Election – September 1, 2026 or take up any action relative thereto.

Does any Councilor object to Same Night Action on Order 26 046?

Ok - Seeing none we will take up Order 26 046.

Council President Morin asked if any member of the council would like to speak on Order 26 046.

President Morin asked is there a Motion for Order 26 046.

Councilor Maglio read the Motion:

MOTION: UPON THE REQUEST OF THE TOWN CLERK, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

Call of the State Primary Election, September 1, 2026

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, THE TOWN OF BRAINTREE IS HERBY REQUIRED TO NOTIFY AND WARN THE INHABITANTS OF SAID TOWN WHO ARE QUALIFIED TO VOTE IN THE STATE PRIMARY ELECTION ON TUESDAY, SEPTEMBER 1, 2026 FROM 7:00AM TO 8:00PM, TO VOTE AT THE VOTING CENTER POLLING IN THEIR RESPECTIVE PRECINCTS TO CAST THEIR VOTES FOR THE FOLLOWING PURPOSES:

To cast their votes in the State Primary for the candidates of political parties for the following offices: Representative in Congress for the Eighth District; Governor for the Commonwealth; Lt. Governor for the Commonwealth; Attorney General for the Commonwealth; Secretary of State for the Commonwealth; Treasurer and Receiver General for the Commonwealth; Auditor for the Commonwealth; Councilor for the Second & Fourth District; Senator in the General Court for the Norfolk & Plymouth District and the Norfolk, Bristol & Plymouth District; Representative in the General Court for the Fifth Norfolk District; District Attorney for the Norfolk District; Sheriff for Norfolk County.

Motion: by Councilor Maglio to approve Order 26 046

Second: by Councilor Ringius

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

NEW BUSINESS

President Morin stated we have a request for Same Night Action on Order:

26 047 Town Clerk: State Primary Election Early Voting Site, Dates and Times or take up any action relative thereto.

Does any Councilor object to Same Night Action on Order 26 047

Ok - Seeing none we will take up Order 26 047.

Council President Morin asked if any member of the council would like to speak on Order 26 047.

President Morin asked is there a Motion for Order 26 047.

Councilor Maglio read the Motion:

MOTION: UPON THE REQUEST OF THE TOWN CLERK, THE TOWN OF BRAINTREE, THROUGH THE BRAINTREE TOWN COUNCIL, IT IS SO ORDERED:

In the name of the Commonwealth of Massachusetts, the Town of Braintree, is hereby required to establish under Chapter 92 of the Acts of 2022, an early voting site to allow any qualified voter, as defined in section 1 of chapter 51, to cast a ballot for any biennial state election during the early voting period. At the recommendation of the Braintree Board of Registrars the Braintree Town Council hereby designates Braintree Town Hall – Cahill Auditorium as Braintree’s early voting site. Further, early voting hours shall be held during the days and hours described below:

DAY OF WEEK	DATE	OPEN	CLOSED
Saturday	August 22, 2026	8:30 am	1:00 pm
Sunday	August 23, 2026	8:30 am	1:00 pm
Monday	August 24, 2026	8:30 am	4:30 pm
Tuesday	August 25, 2026	8:30 am	7:00 pm
Wednesday	August 26, 2026	8:30 am	4:30 pm
Thursday	August 27, 2026	8:30 am	4:30 pm
Friday	August 28, 2026	8:30 am	1:00 pm

Motion: by Councilor Maglio to approve Order 26 047

Second: by Councilor Ringius

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

NEW BUSINESS

President Morin stated we have a request for Same Night Action to add to this agenda a referral to the Committee on the Department of Public Works:

- **027 26** Councilor Flaherty: Discussion – Trash & Recycling Drop Off Center, Ivory Street or take up any action relative thereto

Does any Councilor object to Same Night Action on item 027 26

Ok - Seeing none

President Morin asked is there a Motion to refer to the Committee on the Department of Public Works:

- **027 26** Councilor Flaherty: Discussion – Trash & Recycling Drop Off Center, Ivory Street or take up any action relative thereto

Motion: by Councilor Maglio to refer to the Committee on the Department of Public Works:
027 26 Councilor Flaherty: Discussion – Trash & Recycling Drop Off Center, Ivory Street

Second: by Councilor Ringius

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

Next Council Meeting is scheduled for: Tuesday, June 16, 2026 @ 7:30pm

ADJOURNMENT

It was unanimously voted to adjourn the meeting at 8:30p.m.

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