

A Regular meeting of the Board of Selectmen was held on August 23, 2011 at 7:00 p.m. in the Main Meeting Room of the town hall. Mr. Timson was absent. The following members were present.

Eric Kraus, Chairman
Michael Berry, Vice Chairman
Nancy Mackenzie
Mark Gallivan

Mr. Kraus called the meeting to order and opened with the Pledge of Allegiance.

ANNOUNCEMENTS

Mr. Boynton recognized Lauren Macomber as employee of the month for June and Dorothy Jennings for the month of May.

AGENDA ITEMS

8-16 The Meat House, Common Victualler's

Jeff Augusta, manager of the Meat House is looking to put in six tables twelve seats in total in their establishment. The Board welcomed Jeff and wished him good luck.

MOTION moved by Mr. Berry MOTION to grant a Common Victualler's license to The Meat House, located at 655 Main Street for twelve seats subject to final approval from the Building Inspector's office, seconded by Mrs. Mackenzie, VOTED 4-0-0

8-17 Economic Development Fund Study

Stephanie Mercandetti updated the Board on two initiatives. One is the feasibility study. The focus was on underutilized parcels. She has had several meetings with business owners and turned over copy of the final report. There are a lot of opportunities with businesses in the area and to fill the vacant buildings and develop the un-built parcels. Within preferred concept plan, area B, is a Solar and Recycling center, Area A we have for Production road seven new buildings. There are three scenarios for the large parcel at the end of the road. The preferred concept plan; 400-900 jobs could be created. There would be some additional tax revenue. There are some changes that can be made. She noted forming a public private partnership to move this forward to have this plan become a reality.

Mr. Boynton noted it is an interesting plan. The days of the developer making improvements for the town have gone by, because of competition for space. This does provide some challenges. There can be a lot of upfront costs for the town.

Ms. Mercandetti noted the cost includes sewer extension talking about 2.2 million. Mr. Gallivan would like to know if there is a breakdown. It was discussed that you must have willing participants. Other towns have done something similar and Stephanie has examples. There would need to be some discussion on this.

Mr. Berry talked about a developer having an agreement with Westford to have a 22 acre solar plant, 23 million in construction, produce enough electricity to power 600 homes. It seems that is one community to look at. He noted the lack of the sewer line has always been a huge obstacle. The days of developers throwing money at the town is over and we will have to do some of these ourselves. Interested in seeing if there is precedent. It would be a lot of work to make this happen but it is a step in the right direction.

Green Communities Action Plan

Ms. Mercandetti explained the town applied to figure out what the town currently has and where they need to get to, to become a green community. There are five criteria listed within the action plan. Within the action plan it outlines, who responsible parties are. Two of them would require Town Meeting approval. Adoption of the Stretch code and a Solar overlay bylaw. Those two would require articles for the T. Meeting

Mr. Boynton explained they have had public discussion on the Energy code. It may become common place in the next building code.

MOTION moved by Mrs. Mackenzie to accept the Green Communities Action Plan for the Town of Walpole, prepared by IFC International and Horsley Witten Group , dated June 17, 2011, seconded by Mr. Berry, VOTED 4-0-0

8-18 Stretch Code Bylaw

MOTION moved by Mrs. Mackenzie to support the proposed Stretch Energy Code Bylaw and place an article on the Fall Town Meeting Warrant, seconded by Mr. Berry, VOTED 4-0-0

8-19 Solar Photovoltaic overlay district

MOTION moved by Mrs. Mackenzie support the proposed Solar Photovoltaic Overlay District and to place an article on the Fall Town Meeting Warrant, seconded by Mr. Berry, VOTED 4-0-0

7:20 p.m. Common Street Library Re-use

The Board had invited abutters to the existing library to a meeting to discuss possible reuse. Mr. Kraus thanked everyone for joining them tonight, regarding possible re-use of

the existing library on Common Street. The new building should be completed in early Fall. We are pleased with the progress. It is important to work now to determine future planning of the building. This Board does not or has not agreed on any re use of the building. We will have a variety of stakeholders, neighbors, and the housing partnership in this discussion. They will discuss their work and their consultant's work. The report from the consultant indicated re use of this facility for affordable housing is cost prohibitive. We will not rely on one option to determine the final course; we will weigh the best options for our community.

Dan Daley, and Bernie Goba from the Housing Partnership talked more of the design options. Mr. Goba is an architect and at no cost to the town prepared possible options. Their focus was to determine if affordable housing is feasible, we were able to get a grant from Mass Housing and hired a firm to look at the old library, maximize the space. They came up with an eleven unit design, then did a financial study, it would cost 4.5 million dollars to convert to eleven units. The finances worked out to be over one million short. We thought about a different design that would improve upon what the firm did. We looked at a few different issues. Mr. Goba was able to address some parking issues. The financial reality is we are looking at a significant gap. The folks we talked to thought housing would be a good idea, but it would be hard w/o financial commitment by the town.

Mr. Kraus questioned with housing an option, have you discussed other options for the site. Mr. Goba explained they met with two consultants. Family housing, Elderly housing, office housing and community center were explored. My concern is what ever we do should respect the neighborhood. Our commitment with Mass Housing is to deal with some of these issues.

Mr. Goba explained they looked at family housing and talked about tearing down the addition. That is the biggest problem, takes up too much space. This alternative we had 17 units, took this schematic to MHP and she agreed to look at it, she has not gotten back to them. One option is to do some elderly housing. There is a need for affordable elderly housing. Keeping with the scale of the neighborhood, we could put about 18-20 units on that site by taking down that front portion of the library and put units on the front. This is what we have been exploring. This makes it more appealing in terms of financing. In the 1800's, Carnage and Bird donated land for a library. Whenever there is municipal building that is not used if falls in to disrepair. It is not in the town's interest to let that building remain vacant.

Mrs. Mackenzie wanted to know if the square feet they are proposing is equal to what is existing now. Mr. Goba explained it will be a little more. The original building if you go across the street the original roof line is what we would be keeping. Mr. Kraus explained to the audience this is the first time we have been exposed to as well. Nothing will be decided this evening, your ideas of reuse is welcome. We do want to find viable option, so we do not mothball a building.

Mr. Boynton talked about the challenges the town faces with space. For re use it would cost between 3-4 million dollars. For municipal re use in excess of one million dollars. It is not handicap accessible and would be a major renovation to remove the addition portion of the building. Knowing we have a public safety need, senior center needs, this has a parking challenge, and does this site work for a different type of facility. For housing there is only a limited amount of funding from state. Where does this fit in overall funding. Mrs. Mackenzie explained they had also looked into the County, the court system was looking for a place to store records, but they do not have the money to rent or lease from us.

Betsy Dyer of Lewis Ave would like to have as much detail as possible if the town using the building for town purpose, handicap access, elevator up and running, cost of wheel chair bathroom, cost to get the entrances accessible. That is the kind of detail she would like to see. A breakdown of pricing, there could be phasing as there was with this Town Hall. Mr. Boynton will ask Don Anderson to run some costs.

Mr. Berry's initial thought is the school dept does need space but giving them that entire space could be overkill. Maybe there could be rentable space.

Georgiana Fitzgerald of Lewis Ave is very much against letting anyone having that land for other than town buildings, maybe you could move engineering, planning, zoning, and take left hand wing and use it for the elderly, we do need property, it is too small for an elderly center because of the parking

Mathew Fernley-Greenwood Ave, do we have a separate handicap access number? Mr. Kraus explained this is the first time we have been exposed to this. Mr. Fernley would like to see the handicap access number separate. Do we have a plan when the building becomes vacant?

Bob Heavy is concerned about the beauty of the area. I agree for the use of municipal services, my suggestion is our building department is so crowded, no privacy in there. Storage of all the files go into the attic. Engineering department, if you put something like that, the cost would be way down. You are not supplying 30-40 toilets for families, a Maintain a place with dumpsters and recyclable materials. If the engineering department does not have much traffic, I believe you could rehab that building. He would like to see it kept within the confines of the town. It is a very attractive building and would be sinful to use for housing.

David White, 20 Lewis Ave, everyone prefers it to remain a municipal building. Could that continue as a municipal use? Cant you do something over time? Mr. Boynton noted one issue is the handicap accessibility. We have to fix that. If you are using the existing structure, then you are looking for an elevator. The cost is about a couple hundred thousand and then what about the functionality of it. The number three million may not be the number it could be one to two million.

Mrs. Mackenzie explained the Board had the MPIC start meeting with departments in town regarding their needs, we want to have that information to see what might and might not fit.

Mr. White asked about the idea of senior center. Mrs. Mackenzie explained that is something they are going to look at too. Mr. Kraus we do not want a long term vacant bldg. It is our goal to have a plan in place soon after the new one opens. We have all discussed a senior center and parking is a major concern. That would be ideal place to put it. Mrs. Mackenzie noted whenever you change a use, you need to meet the new standards. If they stopped for over a year, they would have to come up to the new uses.

Mr. White asked if there were any restrictions put on that property. Deed restriction?

Mary 90 Lewis Ave, do you envision a point, where the town would sell it. Although I am not an abutter, since moving back there she has seen an increase in traffic and speed. Whatever becomes, wanted to know if a traffic study should be done on this area.

Mr. Kraus explained they do not want a vacant building. This is the first day of discussion. Regarding traffic flow, I will ask the Chief to look at this.

Mary could it be a complete teardown? Mr. Kraus does not know, that is not w/o cost. Mrs. Mackenzie explained they are looking at town owned parcels we have. Maybe parcels to sell which would give us funding for other projects. We are aware of past decisions that created problems.

Ron Fucile caution you on one of the most heavily traveled areas is Common and Lewis Ave. If you try to put elderly in that building, it is very difficult in that corner. Lewis Ave is also a Scenic Road. You or residents could put a non binding question on the ballot to ask the residents.

Mr. Kraus would like to get an idea by January 1st. Betsy Dyer, there are a lot of old historic buildings, that are not handicap, you put the door around back and maybe cut money off the buildings. It would be great for the building department office. That could be a really great use for that and I do not mind employees parking in front of the house.

Mr. Berry explained if we keep this, there will be a capital spending and possibly override. Move forward with the municipal facility study and ensuring this library is included in this study. It will require the entire support of the community. Need for cost estimates.

Mr. Kraus wants to see a group put together, JJ, Don Anderson, a housing partnership representative, MPIC representative, and five or six Lewis Ave /abutters residents. If you are interested in serving we will pick people to come up with potential uses for the building, cost estimates and what can and can not be used in that building, potential options.

Mrs. Mackenzie felt they should wait until the final report from MPIC. Mr. Kraus does not want to lose any momentum, if you are on Lewis Ave or an abutter get a letter to Cindy and she will select 5 or 6 people to work with Town officials. Communication channel should be established by the residents. This is day one and want to keep everyone updated.

Mr. Boynton stated the expectation of this being used as a municipal bldg does not make sense. Keep in mind, there may not be another option. He does not want the neighbors to leave tonight thinking he is going to tell departments to start moving.

Rob Green expressed his displeasure with the potential use for affordable housing. He wanted to know if the Board members would want this next to their home.

8:40 p.m. Hartshorn Road/Norton Ave

Mr. Boynton talked about private ways, there are steps in making it a public way, bringing road up to standards, cost of this nature would be shared between town and neighbors. Mason Street which is a public way is dumping into a private street and we found very few private roads that had a connection similar to this. Have thought about putting this on the warrant for street acceptance, or should we make emergency repairs.

Jack Fisher when we first came back in February, you charged Mr. Boynton and neighbors to meet and come up with solutions, we took a look at all streets and this is a unique situation, seven abutters on those two streets, but serves about 90 houses. We have had several discussions with the Town Engineer, showed map from Maggie. We are talking about the end of Hartshorn road and Norton Ave. The town has a lot and has more frontage than anyone else. Trying to determine the best way to proceed with this. He submitted petitions from residents. All residential homeowners have signed the petition. The neighbors feel it is a public safety issue, consider the number of busses that go down that road.

It was noted the cost to the town to do the work annually over the past ten to twelve years is between \$10,000-50,000. The question is what level does the Board wish to propose. EK I a previous mason st homeowner, if we are spending the amount of energy and time to repair roads I put this in another class. It can no continue like this. MB we have talked about town roads that need repair. I would ask the Board to authorize to move forward with this in conjunction with the repair request. Schedule repairs in the budgeting framework.

Mrs. Mackenzie noted based on presentations from Ms. Walker and Mr. O'Brien we should consider this as one of the public ways we have and figure out what needs need to be done first. We need to realize that this is in horrible condition and we should look at this in consideration as a public way and how bad this is.

Mr. Boynton explained if you authorize us to do some temporary repairs, no matter what we do it will not be a permanent fix. Getting some level of authorization get public works to do a temporary repair.

MOTION moved by Mr. Berry to authorize under section 433-1 of the Bylaws to provide temporary repair of Hartshorn Road from Station 2+50 to the sideline of Norton Ave at Station 0+20+/- and Norton Ave from School Street to the southeast side of Mason Street , seconded by Mrs. Mackenzie VOTED 4-0-0

MOTION moved by Mr. Berry to develop a detailed plan and cost estimate for permanent repair to these sections of Hartshorn Road and Norton Ave, seconded by Ms. Mackenzie, VOTED 4-0-0

MOTION moved by Mr. Berry to begin the process of recommending for street acceptance, seconded by Mrs. Mackenzie, VOTED 4-0-0

8-20 High Oaks IV

Mr. Boynton spoke to the request from the Planning Board regarding a condition of subdivision approval for High Oaks IV subdivision that Walsh Contracting is to build a ballfield. The Planning Board is getting close to closing this out, should that condition be met . He spoke to the DPW director and would recommend an alternative approach. We have existing field space that needs to be upgraded. OPR, Boyden, authorizing the Planning Board to make a financial contribution in like funding.

The alternate is in the best interest of the town. The Board does not wish to ignore the fact that Walsh Contracting received a waiver of dead end street length. The Town has a recreation plan and committee as far as looking at where that money would be best spent. Fields account, re-turfing, that is going to have an end date, and we have no mechanism to start that account. It was noted there is a dire need on other fields in Town. The contractor should deliver what they promised.

It was suggested that the Board send a letter to Planning Board they would support in-kind contribution cost of developing field as on site financial gain was made by developer, and a financial donation be made to the town for restoration for a field or starting funding for the turn replacement at the high school field,

MOTION moved by Mrs. Mackenzie to request Planning Board receive in-kind contribution equal to the amount of development of a new ball field to be deposited in the town under the control of the Board of Selectmen, seconded by Mr. Gallivan, VOTED 4-0-0

8-21 Children's Jazz trio concert

MOTION moved by Mr. Berry to approve the request to hold the children's jazz trio concert at Bird Park on September 10 from 4-6 p.m., seconded by Mr. Gallivan, VOTED 4-0-0

8-22 A. Farm Open House

The Board received a memo from the Friends of Adams Farm, Inc. During open house events they would like to invite certain individuals or groups to be featured. This might result in financial transactions between them and public similar to Farmers Market or Field day. They wanted to know if the Board would have a problem with this. Board had no problem

MOTION moved by Mr. Berry to support the request from the Friends of A. Farm to allow vendors approved by the A. Farm Committee to use A. Farm during Open House, with an appropriate donation to the Recreation Department, seconded by Mrs. Mackenzie, VOTED 4-0-0

8-23,+24 Gift Acceptances

MOTION moved to accept

The Board is in receipt of a gift totaling 90 for the Building fund account. Mrs. Mackenzie questioned whether or not the revolving account was set up. Mr. Boynton stated that yes, as part of this process. That leads to another question how does the Board wish to handle this going forward and if the Board does not want to move forward with that project we can return the checks as we know who they are from.

MOTION moved by Mrs. Mackenzie that we accept the gift in the amount of \$90 without establishing a revolving fund at this time, seconded by Mr. Gallivan, VOTED 4-0-0

MB I think you need to have the members of the COA in to discuss this. EK Lets have them come in

8-25 Bid Award, JMS Cafeteria Floor

MOTION moved by Mrs. Mackenzie to award contract no. 2012-01 to CJM Services, Norwood, Ma in the amount of \$47,800, seconded by Mr. Berry, VOTED 4-0-0

8-26 Abandoned Property Bylaw

Mr. Berry spoke to the draft of the abandoned bylaw for the town which would apply to abandoned vacant buildings. (read the purpose) Thanked Mr. Johnson for his help. We want to work with building owners who are in town who have a vacant building to report to the town, and give town the power to address blighted property. It is being forwarded to Town Counsel.

Mr. Kraus asked the Board to get comments back to Mr. Johnson within the next two weeks. Asked that a copy be forwarded to the EDC members.

MOTION moved by Mr. Kraus to enter executive session for the purposes of considering the purchase, exchange, value of real estate and the Board will return to regular session to complete the Agenda, seconded by Mrs. Mackenzie, VOTED by roll call Mr. Berry-Aye, Mrs. Mackenzie-Aye, Mr. Gallivan-Aye and Mr. Kraus-Aye.

The Board moved back into regular session.

2011 Fall Town Meeting Warrant

MOTION moved by Mrs. Mackenzie to close the FTM warrant with the removal of Article #24, seconded by Mr. Berry, VOTED 4-0-0

Town Administrator's Update

MPO Nomination Process- the board that makes final determination on road projects Norwood and Needham are interested in representing the communities . If you wish to support their membership, it would be great to have these communities on the MPO. Co nominating voice.

MOTION moved by Mrs. Mackenzie to support the TRIC person from Norwood, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mr. Kraus to support the Needham Member at large for the MPO, seconded by Mrs. Mackenzie, VOTED 4-0-0

Hurricane Irene- We are clearing basins and testing equipment, we should not take this lightly.

Superfund Meeting Recap-it was a good conversation

September 11th- There will be a ceremony here at Town Hall at 8:40 a.m.

OLD BUSINESS

Walpole Woodworkers

Eric talked about Walpole Woodworkers. Michael Boynton and I met this morning with the owners of Walpole Woodworkers and management from the Hanover Group, a very good commercial development firm. Hanover has signed a Purchase and Sale agreement for the Woodworkers property. The plan is to build more than 200 residential rental units. For those folks who know me ... know that I'm not an "I Told You So" type of person.

Unfortunately, after nine months of extensive due diligence by members of this Board, one former member of this Board, representatives of almost every appointed and elected Board in our Town, the Town Administrator and his staff, I can only say ... we told you so. In no fewer than 10 public meetings ... we underscored the value of this land to our Town ... we underscored that we must implement an offensive and defensive strategy to acquire the land ... and we underscored the potential tremendous burden housing would put on our schools, on public safety and other municipalities.

It is more than troubling that Walpole finds itself in this position. For those folks who said the land was unbuildable ... you were wrong. For those folks who said the land was to wet... you were wrong. And, for those folks who said there wasn't another buyer ... you were very wrong. That being said, the train has left the station. Should everything go as planned with the Woodworkers sale, we will work with Hanover to ensure that they become a good and welcomed commercial resident in our Town.

From our initial meeting today, the Hanover team seems reasonable, creative and excited to join the community.

Mr. Boynton felt the meeting was very positive. They talked about 240 rental units, 40R is not on the table, We knew Walpole Woodworkers wanted to sell . Residential re use is what is here.

MINUTES

MOTION moved by Mr. Berry to approve the minutes of July 26, 2011, seconded by Mrs. Mackenzie, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to enter executive session for the purpose of discussing strategy as it relates to negotiations for collective bargaining and the board will enter regular session to adjourn, seconded by Mr. Berry, VOTED 4-0-0

The Board moved back to regular session

Firefighters Contract

8-31 MOTION moved by Mrs. Mackenzie to approve the Bridge Agreement with the Town of Walpole and Walpole Permanent Fire Fighters Association, seconded by Mr. Berry, VOTED 4-0-0

8-32 MOTION moved by Mrs. Mackenzie to approve the MOA with the Town of Walpole and the Walpole Permanent Fire Fighters Association, seconded by Mr. Berry,
VOTED 4-0-0

MOTION moved by Mr. Berry to adjourn at 10:30 p.m., seconded by Mr. Gallivan,
VOTED 4-0-0