

A Regular meeting of the Board of Selectmen was held on Tuesday, April 17, 2012 beginning at 7:00 p.m. in the Main Meeting Room of the Town Hall. Mr. Kraus was absent. The following members were present.

Michael Berry, Vice Chairman,  
Mark Gallivan, Clerk  
Nancy Mackenzie  
Christopher Timson

Also present:  
Michael Boynton, Town Administrator

Mr. Berry called the meeting to order at 7:05 p.m.

The Board performed the Pledge of Allegiance.

### **Announcements and Proclamations**

It was announced the FY2013 proposed budget is on line.  
Household hazardous waste day will be held at the Fisher School on May 5, 2012.

The Proclamation for Eagle Scout Anthony Arabino was read into the record.

MOTION moved by Mrs. Mackenzie to sign the proclamation , seconded by Mr. Timson  
VOTED 4-0-0

### **Sponsored Agenda Items**

#### **4-19 Public Hearing, Street Layout**

MOTION moved by Mrs. Mackenzie to waive the reading of the public hearing notice,  
seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to open the public hearing, seconded by Mr.  
Gallivan, VOTED 4-0-0

Attorney Macchi is here representing Wal-Mart. The purpose of the re-alignment of High Plain Street is to install the traffic lights. The Board needs to vote to accept the street layout alteration. Sign the layout alteration and plans and place them on file.

Attorney Macchi Article 31, accept the gift of land. It will be an easement. The second is to accept the altered layout. The conceptual plan that was given to you some time ago. He cannot give the Board a final plan until Mass DOT give them to us. It is not final until Mass DOT signs it. Should T. Meeting act favorably with the Board, will need to have the deed within 120 days from Mass DOT. The only difference in this plan

it shows the dimensions. They can not expand on the project as shown but they may be able to decrease.

Mr. Timson spoke of the recent meeting of the Route 1 group and one thing they had discussed was to try to get access for Grossman's along there. They have not approached Wal-Mart or Dunkin Donuts. Attorney Macchi noted the discussion started, but when they had the landslide at Wal-Mart, they decided to build a duplicate wall in front of the existing wall. They are afraid the wall on the property could come apart and they want to shore that up. If a development did open up on the Grossman's property they would still have to work with the DOT. They do not give out curb cuts easily.

The Town engineer explained the plan is currently a concept plan and at some point there will be a final plan and that will require the Board's signature. The Board should sign the concept plan. If Mass DOT accepts the plan, the Board will receive a Mylar to sign.

MOTION moved by Mr. Gallivan to close the hearing, seconded by Mr. Timson,  
VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to approve the altered layout plan (concept) for High Plain Street (Route 27) dated February 29, 2012 drawn by McMahon Transportation Engineers and Planners, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to have the written layout alteration document and concept plan on file with the Town Clerk's office, seconded by Mr. Timson, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to sign the final document and plan for the street alteration when they become available, seconded by Mr. Gallivan VOTED 4-0-0

MOTION moved by Mr. Timson to sign the conceptual plan as submitted, and document, seconded by Mr. Gallivan, VOTED 4-0-0

#### Animal Control Officer Update

Sean reported the new kennel is up and running. The residents who have seen the inside are impressed with the outcome. The volunteers, and donations are pouring in. He has spoken to some of the local vets regarding adoptions, we put adoptions in place, and they have agreed to spay and neutering. The adopters would pay the vets directly. It was a very mild winter and there is a lot of wildlife. With rabies and other things, he is extremely busy right now. It will probably be worse come summer time. Everything is going smoothly.

Mrs. Mackenzie would like to see him start some kind of school program with animals that you should not approach. He agreed, but it is difficult for one person to accomplish

that task. He will investigate if there are organizations that may be interested in helping out with teaching.

Mr. Timson likes the landscaping but would like to see some low plantings on the hill.

Mr. Boynton commended Sean for the great job he has done. He has become acclimated to the town. A huge thank you to John Spillane, they make a great team. There are discussions once again regarding the regionalization of Animal Control. The Norfolk County was awarded a grant and it is back on the list.

7:30 p.m.      4-20    Audit for year ending June 30, 2011

Tony Roselli appeared before the Board to review the audit. In 2009 he saw a decline in reserves which tipped up in 2010. It looks like the trend is going downward. Walpole prides itself on it's bond rating. The downward trend would be looked at adversely by creditors. If there is something you can do to fix this. You have dipped below the state average. In the past fiscal year, the town appropriated approximately \$1.7 million from free cash to fund capital articles. The town further saw an operating loss of over \$ 0.7 million . Walpole is not alone and still maintains positive balances in its undesignated and stabilization accounts. The Town

Mr. Timson explained the Board does share his concern about that and are hoping to add funds to the stabilization fund at Town Meeting. Mr. Roselli explained the goals should be 10% for your general fund balance and free cash. Once you get about 10% it should go into capital or OPEB.

Mr. Boynton spoke of the different things they did this fiscal year which were not ideal. Took free cash and put it into the operating budget. We have recognized it is a trend that can not continue. We will put \$225,000 into OPEB and \$100,000 into stabilization. We can show we are doing some positive things.

Mr. Good explained the creditors look at fund balance. If they see this trend, it will have an impact on borrowing. He hopes to see for June 30, 2012 is an improvement.

*Mrs. Mackenzie left the meeting at 7:30 but will return.*

Mr. Roselli talked about GASB No. 45 accounting and financial reporting by employees post employment benefit plans. The Town's most recent valuation reflected a future liability of approximately \$66 million. The town adopted an OPEB trust fund and town meeting voted to put \$75,000 into the trust fund as seed money. OPEB is the unfunded health insurance for retirees and you need to begin recognizing that cost. The creditors look at that and compare to communities around.

Another trend is regionalization. May communities are in the process of working with neighboring communities to attempt to achieve that goal. Mr. Boynton reminded the

Board they had worked on regionalization a couple years ago for animal control and veterans agent and no one was interested.

### Findings and Recommendations

The school lunch revolving fund had a fund balance deficit of \$55,000. This is the second year a deficit has occurred in this fund. In addition, the school building rental fund has a deficit of \$16,000. The school building rental fund has been made whole. The deficit was up to \$192,000. That is from all operations. The cost to run the school lunch program is outweighing the cost of the lunches. The cost for lunches in Walpole is less than some surrounding towns. It is recommended the School Department perform an analysis to determine why these deficits are occurring and put in place the corrective action.

### Property tax

He is recommending the town adopt the article to not require tax bills for personal property under \$5,000. In many instances, the cost to assess, collect and follow up on these accounts can exceed the property tax assessment itself.

### Student activity accounts

He reminded the school of the need to follow Chapter 30B with respect to procurements. Some of the larger purchases were in excess of \$25,000 and proper solicitation processes were not employed. The School store does not charge sales tax. Three invoices from Bird Middle school were not supported by invoices and they totaled \$8,000.

Mr. Roselli explained they do a financially based audit, it is also used to audit the federal grants. Not an operational based audit. We are not drilling down to the departmental level. On the surface, there are no major issues. Walpole has a great policy and procedures manual. He would like to see operational audits. The alarming rate of fraud in this climate is high. Spot-check departments. Go to the Town Clerk's office and count the dog licenses and see if it matches up with what they brought in. Mr. Boynton is very certain they do not have that situation in town.

Mr. Boynton reported they have done some work with Council on Aging and Recreation. It is only in draft form. Mr. Roselli conducted the Recreation Department audit himself and sees it as an athletic business. You need a CEO and CFO. As he went through, he is comfortable with the way cash is being handled. The Director has a good handle on programs and how to interact with those that are involved in the programs. He put this Director right at the top. The area he sees a problem, the accounting side. How all the costs go into a program and how that impacts the town hall. They have a great program. He thinks the direction has to come from the financial offices at Town Hall. He knows there are some deficits in some accounts.

*Mrs. Mackenzie returned at 7:50 p.m.*

Mr. Timson talked about our road improvement program. Borrowing to improve the roads. He wanted to know if Mr. Roselli thinks that is fiscally prudent for the town to do. Mr. Roselli feels one of the most important thing you can do is to maintain your infrastructure. He thinks \$ 200,000 on a \$70 million dollar budget is prudent.

#### 4-21 Junk Dealer/Junk Collector License

The Board is presented with the annual renewal of licenses.

MOTION to renew the Junk Dealer/Junk Collector licenses for

Allied Recycling, 1901 Main Street, Junk Collector/Junk Dealer  
Game Stop, 108 Providence Hwy, Junk Dealer  
Keystone Jewelers, 90 Providence Hwy, Junk Dealer  
Re-Plays, 955 East St, Junk Dealer  
Second Glance, 961 Main St., Junk Dealer  
Westside Stamp & Coin, 921 East St, Junk Dealer

Seconded by Mr. Gallivan

Mr. Timson recently drove by Allied and felt the landscaping looks good. One thing troubles me about them. We did have a second report about Allied, they accepted a vehicle without the proper ownership and that is a problem. Mr. Boynton explained that situation was resolved between the parties.

VOTED 4-0-0

#### 8:20 4-22 Clock Tower work site

We have talked about this site for many years. We have been awaiting and working to see this property being utilized. It will be beneficial to the town. This does fall out to a public way.

Richard Merrikin representing Dianne Beatty was the owner of the original Bird Park Café. She is purchasing the property from H&V to construct a restaurant. There is work to be done on Chestnut Street. He is sure the Planning Board will want to know what you think of this. One thing we may be asking is reconfiguration of the road layout. Showed the proposed plan and take some parking spots on the street and incorporate into the plan.

He is showing the Planning Board a way to resolve the two abutments. They are planning to enter and exit onto Chestnut St. He feels this proposal is creating a uniform street. Suggested Chestnut Street be realigned to 26 feet. Leave the parking spaces in

front of the clock tower. It was discussed they could gift some land to the town to make the roadway better. The town can look at signage and crosswalk patters. There should be restrictions on coming out of the driveway on to Chestnut Street. Mr. Merrikin has no problem with any of the recommendations. They are proposing a service exit on to Washington Street and it was suggested it might limit to right turn only.

The sight distance looking left coming out on to Chestnut from parking lot is about 125 to 150 feet. Ms. Beatty is not buying the property with the blocks.

Mr. Boynton noted there was a restaurant there before. You are not talking a significant speed factor. Whatever we can do to slow it would be helpful. Mrs. Mackenzie would like to see lanterns similar to those on the common.

Mr. Timson sees this as a positive development and would be in favor of it. He hopes they can figure out a way to make that safe.

Mr. Gallivan supports the whole concept. Adding more into E. Walpole. It is a tough intersection. If we can help clean it up that would be great. Mr. Merrikin noted they are providing significant parking on site.

MOTION moved by Mrs. Mackenzie .to support the conceptual design as proposed with improvements to traffic and pedestrian safety seconded by Mr. Timson, VOTED 4-0-0

#### 4-23 Parking at Maple Grove

MOTION moved by Mrs. Mackenzie to approve the request to use Maple Grove Cemetery on June 16, 2012 with the following conditions.

1. No cars are to park in the cemetery prior to noon and must park on the section of the cemetery running parallel to Kendall St
2. Only on single file line of cars can be on this section. They are not to impede travel or the accesses and egress to the cemetery
3. Once the area in the cemetery is full they may park cars on Heather Lane.

seconded by Mr. Gallivan, VOTED 4-0-0

#### 4-24 Amendment No. 1, UMass Contract

MOTION moved by Mrs. Mackenzie to authorize the Fire Chief to sign the agreement, seconded by Mr. Gallivan, VOTED 4-0-0

#### 4-25 Article #29, Abandoned property

Mr. Berry highlighted the number of photos taken in Town. What triggers this bylaw, if the Building commissioner identifies your property is abandoned as defined on the first page. This is not going after property owners. We do have a significant amount of foreclosed properties in town. If the property begins to deteriorate and becomes a safety issue. Mr. Gallivan, so this is going after the buildings that are at risk to neighbors.

Mr. Timson this is not the pink flamingo law. This is not a law as to how you keep up your property but more of safety.

#### 4-28 Gift Acceptances

MOTION moved by Mrs. Mackenzie to accept the gifts as presented from JD Murphy Management; The Goddard School and Daltons package store and E. Walpole package store, seconded by Mr. Gallivan, VOTED 4-0-0

Mr. Timson gave a special thanks to Daltons and E. Walpole package store for donating to this cause.

#### Articles 5 and 9

MOTION moved by Mr. Gallivan to recommend Favorable Action on article 5, seconded by Mr. Timson 3-0-1 (Mrs. Mackenzie abstained)

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on article 9, seconded by Mr. Gallivan VOTED 4-0-0

#### Capital Budget Articles 13, 14, 15 and 16

Mr. Abbott reviewed the funds for article #13. Mr. Berry asked about the portable classrooms and it was explained they have been around for 20-25 years. It is important to keep up with them.

Mr. Gallivan questioned the hazardous tree removal; he knows the town is behind. How big an issue are these trees? Mr. Boynton explained these are priority issues.

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on article 13, seconded by Mr. Gallivan VOTED 4-0-0

On Article #14 reviewed the funding requests and their recommendations  
Looking to replace the dump truck from remaining Snow and ice budget funds.  
Discussion on the need to maintain the town owned dams was discussed. Mr. Timson would like a presentation on the town owned dams.

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on article 14, seconded by Mr. Gallivan VOTED 4-0-0

Article 15- Before we do another round of chip seal, is there a decrease to someone's property value. For a road that has been chip sealed the Board wants to be sure, it does not affect their value and the town is spending money to decrease property values.

Carol Lane, People find chip seal very upset the first time, it really is an improvement to your property. This way you have a road that is very serviceable after wear down. Over the years, we have had Selectmen that have gone for chip seal and some none, when we do not do it we get far behind in roadway maintenance.

Mr. Berry agreed it is an improvement to the roadways and there should be more outreach to residents prior to chip seal being done a road.

MOTION moved by Mr. Timson to recommend Favorable Action on Article 15, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article 16

What is the town doing differently on Hitching post drive? The town is going to do more in terms of removals. If this takes we will be in good shape. If not we will go forward with repair.

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 16, seconded by Mr. Gallivan, VOTED 4-0-0

#### Debt Budget

Mr. Boynton would like the town to put some funding aside in the debt budget. He realizes there is a three million dollar override question on the June ballot. We need to take a look at how we are doing business. I know people are not going to support money aside if we have to layoff staff. Need to protect your infrastructure. If we have revenue that becomes available we should not overlook that.

Mr. Gallivan likes the idea as it is a bigger building maintenance issue. Incorporating debt. He would like to know what some other towns do. Some carry more debt so they can handle some of these smaller projects.

Mr. Boynton talked about the town of Franklin. Several million-dollar worth of projects without going out for an override. We have not had that same level of resources in the debt budget. Mr. Gallivan worries about the backlog of buildings that we have. We have other buildings that we own. Mr. Boynton explained non-excluded debt is the key. Try to do a big project next year by taking on larger debt. Within six years you



could impact that number. Once A. Farm is paid off we have the same debt so the residents will not see a change.

#### Town Administrator's update

Regional services discussions update-Norfolk counties grant receipt. From the commonwealth and they have four points. Regional services coordinator. Looking at a regional payroll services. County wide regional veteran's services and animal control. Regional collection services. We have applied for regional dispatch. There are possible opportunities. This is ground floor stuff. If there are concerns about Norfolk county organization, lets get that fixed first. It is a challenge to find the service for the best bang for the buck and not create any problems with other towns.

Mr. Timson wondered if it made sense to host another forum to see what interest there is in regionalization. It was explained the County is the pocket book holder at this point and have requirements they must meet. This process is going to be driven by the County. There are lessons to be learned from the outreach we did do.

Library dedication- 10 a.m. library dedication on Saturday April 28, 2012.

MRC program – The event will be at the library on Tuesday, April 24, 2012.

Next meeting is scheduled for April 3, 2012.

#### **NEW BUSINESS**

Mr. Berry updated the members on the RT1A group. They have met and it went well. They used the feasibility study and using that as a foundation jumping off point.

#### **OLD BUSINESS**

Mrs. Mackenzie spoke of the letter from the Gaming commission being hopeful.

Mr. Timson talked about the contest for films against drugs and alcohol. There is a prize involved with this. Mr. Berry would like to see some of the videos at a Board meeting.

MOTION moved by Mrs. Mackenzie to adjourn at 10:20 p.m., seconded by Mr. Gallivan,  
VOTED 4-0-0