

The Board of Selectmen met on Tuesday December 18, 2018 at 7:00pm in the Main Meeting Room of the Town Hall. The following members were present.

Mark Gallivan, Chairman
Nancy Mackenzie, Vice Chairman
James O'Neil, Clerk
David Salvatore
Ann Ragosta

Also present:
James Johnson, Town Administrator
Cindy Berube, Executive Assistant

Mr. Gallivan called the meeting to order followed by the Pledge of Allegiance.

APPOINTMENTS

Discussion on Fees charged at Adams Farm

Chairman of Adams Farm Jack Wiley you have some questions for me. We have two separate accounts one is for fees and one is for donations. As of 11/30 donations are \$ 3,449.59 and the fee account is at \$8,194.40. Mr. Gallivan explained what brought this up was we were talking about fees across different venues. We know little about fees, standard fees for similar things across the town. How much of that money that comes in and goes back to the farm. Mr. Wiley there are no standard cost that we try to recover, the Friends of A. Farm covers a lot of the routine things. Barn and pavilion, the fence along North street, the fence around community garden maintenance of gardens, tools etc. Annually there are expenses, water line, painted the barn and fence, mowing, ongoing during the growing season. Does not include the fields. Paid for vegetation control, which is an ongoing situation. Those fields that cannot be hayed they pay for. Fertilizing, pay for electricity, the porta- potti appreciation, they paid for wine and cheese. We held the 20th celebration for purchasing the property, music programs, looking to do more of that, put in trail markers and maps, just updated them to make it more understandable. Repair of the fields from damage from vehicles, bridges, gates, reduce the vehicles from getting on the fields, recycle barrel. Doggie bags and hope they pick up and return. Seed library, exchange seeds, sponsor troop 44. They pay for those things, the A. Farm committee, we use for signs that we have posted around the field.

Mr. Gallivan I think Adams Farm is a gem. I have ridden a bike and cross country ski I like the bicycle racing, I like that different groups use that facility. There should be some charge for the use. The big bike race. Non-profit organization they donate some money to the Friends of A. Farm.

Ms. Ragosta what I do note and concerns me all non-profits are charged zero. Those that are not from Walpole, there could be considered a non-Walpole nonprofit fee. Should be charged a minimal fee. It is an expensive piece of property. Some do provide a donation, should be considered for non -Walpole. Mr. Wiley some of the people from Walpole apply for out of town. Our basic approach to that is that Nonprofit goes to their cause. The Friends of A Farm are paying most of the out of pocket costs. There is not much out of pocket cost. The Board would want us to do that we can amend the application. Mr. Gallivan do not do anything know, we want to look at Jarvis Farm. Mrs. Mackenzie I would say your fees are on target, you are not undercharging or overcharging. One thing that has been brought up to me are the poop bags biodegradable. Can we get biodegradable? Mr. Wiley there are elements that are anti-environmental. Elements that are detrimental. There are people that pick them up and bring them back. Issue that we have talked about. We had a discussion about this waiting for suggestion to do a flyer. Mrs. Mackenzie talked about a large board sign. Mr. Wiley we have signs. There are recycle bins for dog poop. Mr. Wiley we are looking at that right know.

Ms. Ragosta, Thank you to you and the Committee for keeping it a gem. I appreciate you giving the information. Are there financial statements that are prepared every year by the committee? Is there something that captures the money? Mr. Wiley not really. I get from the T. accountant what is in the town accounts. The community garden charge for each plot, that goes into the fee account, the donations are people have made donations for A. Farm. That is not something. The fees certain activities, for town resident's \$100 fee, out of town it is \$200, for commercial it is \$500 per day. We had some weddings, use the facilities. We feel nonprofit that use it, 5k walk or run that type of group is using it for a fundraiser. We did bring this schedule before this board 2-3 years ago. How do we compare to other towns that have town facilities. There is nothing that is comparable to Adams Farm. We do not have large buildings, no hot water, and no kitchen.

Mr. O'Neil you have some 4x4 with the trail map. Mr. Wiley that was an Eagle Scout project. Each trail intersection is unique. A copy of trail map to police and Fire dept.

Mr. Salvatore how many a year are being booked. Mr. Wiley about 20. Everyone is reminded it is public property so other things going on. Mr. Salvatore what does the town provide for you. Mr. Wiley cost of minimizing the cost to taxpayers, they will plow the road, there is an alarm system and that goes to the fire dept. They grade the entrance rd. When we ask there are a few spots that need periodic maintenance they bring in gravel. They have done some major brush cutting. The big fields are hayed, wait until it dries out. The back field we have a lot of small wart which is toxic to horses. We do have the back fields brush hogged.

Mr. Salvatore do you have control over both accounts. Mr. Wiley yes we do. Mrs. Mackenzie the friends do their own record keeping. Mr. Wiley there is a treasurer for the Friends of A. Farm funds. Mr. Gallivan when we take a look at Jarvis Farm etc. we will probably have you in to discuss.

12-25 APPOINTMENT TO TRUST FUND COMMISSION

Lorraine Dundon, been involved with the Emergency medical aid fund. Would like to help with the trust funds. Mr. Gallivan so many people dedicate their time. I see you are a social worker.

MOTION moved by Mrs. Mackenzie to appoint Lorraine Dundon to the Trust Fund Commission for a term to expire on April 1, 2021, Seconded by Mr. Gallivan, VOTED 5-0-0

12-26 ACCEPTANCE OF RESIGNATION LETTER FROM SAM OBAR

MOTION moved by Mrs. Mackenzie to accept the letter of resignation from the Historical Commission from Sam Obar, Seconded by Mr. O'Neil VOTED 5-0-0

12-27 APPOINTMENT OF JENNIFER KARNAKIS FROM ASSOCIATE TO REGULAR MEMBER

Jennifer explained she has been an associate member of the Historical Commission since May. Since Sam Obar resigned she would like to be a voting member.

MOTION moved by Mrs. Mackenzie to Promote Jennifer Karnakis from Associate member to regular member on the Historical Commission with a term to expire on April 1, 2021, seconded by Mr. Gallivan VOTED 4-0-0 (Mr. O'Neil had left the room)

Andrew Flowers, Housing Production Plan

The Housing production plan is being updated, you got a rough draft and today he had a near final draft. On Dec 10th we have forum in this room. I am here tonight; the final draft did not come in until today.

Mr. Gallivan likes the process that you have gone through, like what is in the paper documents. Having it on paper is nice; you need to keep the process alive, figuring out a way to find homeowners. Keep the process alive and moving forward, find a way to get more people involved. Mrs. Mackenzie agrees.

Ms. Ragosta It is not enough time for us to agree and vote and I would like to hear from the planning Board, I went through last week's draft, I applaud the effort. Identifying Walpole residents need, Affordable price housing. The HPP we submit to the state it is just to have a plan for affordable housing. We just need affordable housing. Ms. Ragosta I like many of the ideas in the plan, what I noted a lot of solutions seem to be that the Town of Walpole providing resources to developers. Or paying a density bonus. What is that? Is that money that the town would pay to a developer, so they pay below market rate? Mr. Flowers the consultant would know that answer, not every recommendation I can speak to. Relying on subsidies, inclusionary zoning bylaw, 40R district, density area. Pursuing a friendly 40B. There are some density bonus, there would be funding, I do not know how that works. If you designate a certain area, if you build affordable housing, payment, subsidy, it is not so expensive to be onus on the town. One of the reasons why I would be opposed to a density bonus. Developers will be seeking that. The Taxpayers would be subsidizing that bonus. Mr. Gallivan believes the density bonus they can build more houses on an area. It does not cost the town money.

Friendly40B. I know the town has to be involved, but when it comes to financial that is something to be wary of. Mr. Gallivan there is a huge amount of discussion that would need to take place. I am not worried if I agree with everything in the document.

Mr. O'Neil really good work, needs to be drilled down, as I read through the draft and PowerPoint. How do we take it to that 30,000 level and get it down. Mr. Flowers there are towns near us; Mansfield is a great model for this. Inclusionary zoning that got them above the 10%, the Smart growth district, Sharon, Norwood. This gives the town a way to take action. I cannot speak for the entire committee, I would recommend not waiting. Right now we are vulnerable to 40B. Mr. O'Neil what I would like to see us do, is what can we pull out of this now. Mr. Flowers those recommendations we can do now. The Kendall fund has some resources we could pursue a broader rewrite of the Zoning Bylaws.

Mr. O'Neil suggested having a workshop with them. It is important to have a comprehensive plan. Some aspects of this plan can take time. I would be in favor of doing a workshop with the committee. Mrs. Mackenzie agrees. Let's look into a zoning rewrite. Mr. Salvatore, Walpole affordable housing status, when we reach 10%, we need a creation of 438 units. What is safe harbor? Mr. Flowers if you are below that explained how that worked, short term retrieves from 40B. Mr. Flowers this is not a plan this is just a road map. Mr. Salvatore when is it when they pull the permit or after construction. This plan expired this month in December.

Ms. Ragosta when a developer builds a 40B and builds 200 units 25% is affordable. Are only the 25% counted? Mr. Flowers talked about friendly 40B. Ms. Ragosta thinks there is a legal difference between affordable housing and 40B aspect. Very narrow vision. The zoning changes that would encourage smaller homes and to allow in-law suites.

Mr. Gallivan invite planning Board, Zoning Board, HP committee have a workshop. Mr. Johnson suggested sometime in February. Mr. Salvatore felt they should look at town owned property. We need more senior housing. I would be willing to look at town land for senior housing. Look at what would fit 75 units.

OPEN FORUM- Glenn Maffei Walpole trails committee, event on Jan 1 hike, other places do it this day, 2.1/2 mile walk, At Jarvis farm. Low key, the whole town is invited. Mr. Gallivan talked about the rail trail behind the south St center.

Bill Hamilton- Housing partnership is here. What is the shelf life is. Would like to know about the current shelf life. If you are talking about town property. Mr. Gallivan suggested he speak with the Housing Partnership Committee. Mr. Salvatore when I say use town land we could say it could be forever. That could be part of the process. About the Railroad Summer street crossing what is the status on that no, but they are coming in January 22, 2019.

Discussion and update on supa sales and service

Mr. Johnson the board has a memo from me; I reviewed the agreement that was signed last year. He explained that Supa sales/Supa Cars is not in compliance with 13 of the 18 items listed. Each one of those identified. Ms. Ragosta would like to hear from Melissa. Melissa Young since last we met, I believe we had it consolidated. The Septic tank installation

occurred. Mr. Gallivan stated but it is not fully functional. Ms. Young no it is not, there are two parts left, the electric and the alarm is just about completed. Once those are completed the final testing needs to be finished. Those are the last two pieces. Mr. Gallivan do you have a timeline on that. Ms. Young No I do not I have been waiting from various boards with the final piece of the proceeding. The tank was not put in to the ground as shown on the plan and there are some finalizations. We anticipate that we will get the answers we need fairly quickly to finish, the alarm is almost done. We are hoping we get the answers that we need. Secondly, The presentation in front of the Conservation Commission happened a week ago there was a handful of administrative issues that need to be worked out prior to the approval. There did not appear to be any issues that the Stormwater would not be approved. Once those Administrative issues were ironed out. We are going back to them on January 9th with all the issues ironed out and the last piece of the puzzle we have everything in place to proceed with the ZBA meeting in January 2. We continue to check everything off the list. Everything continues to go forward we feel that everything is moving the way it is supposed to go.

Ms. Ragosta Number 1 you are in a pay plan with the Tax Collector have you been paying the \$200 a month. Ms. Young, yes we have. Mr. Johnson what was there in the agreement was that all taxes would be paid by October 2018. If the Board wants me to not include this I will. Mr. O'Neil how much is left to be paid? Mr. Johnson stated \$7,600. Ms. Ragosta they did not enter into an agreement in a vacuum. Ms. Young we were told by the board that a payout plan was acceptable. Ms. Ragosta they are not in compliance with the regular plan but are with the payment plan. Ms. Ragosta the Conservation Committee meeting I was there and I know you will be appearing before them again. Was the issue you needed something from the Engineer. Ms. Young we were not on the agenda until after 9pm and our engineer was not able to attend. It appeared to be on my end to be administrative. Some changes on the plans some board members wanted to see. There was a stamp piece of paper he was to submit. The DEP received our application there seems to be an issue with the number and I have not heard back from them. Ms. Ragosta my hope is that her engineer can fix this promptly. Ms. Young, the ZBA meeting was waiting for compliance with Conservation and Board of Health. We feel the Septic will be completed immediately. Ms. Ragosta is not sure what their decision will be and whether or not they wish to continue. Ms. Young everything seems to be in compliance. Ms. Ragosta if you are seeing them before conservation Commission. Ms. Young has tried to reach someone in the Zoning Board and have not heard back.

John Charbonneau Planning Director, in terms of the ZBA on Jan 2nd. Because the project has been on there so long since April 2018 and there have been changes with the membership that could be a problem. Ms. Ragosta is there going to be an issue with timing, in terms of timing they are appearing before the Con Com after the ZBA. It seems that they want things in place. John legally the ZBA may not have a quorum. Mr. Salvatore how does that get resolved? John Charbonneau that is in the hands of the ZBA. Ms. Young this speaks back to one of the issues that we may be on Jim's list that we are not in compliance with going in front of the planning board. We did not apply to go before Planning Board as issues were not complete. We were forced to apply to the ZBA we did as requested and sent in that application. In our best effort we sent in that application. We knew this was going to happen.

Mr. Gallivan the last chance agreement all of these things were supposed to be done in 2018, these things were set up. Ms. Young all of these things would have been done in 2018 but our hand are tied. Mr. Gallivan I do not want to go back to the past.

#2 Supa shall not use the property for the repair or storage of any vehicle, except for vehicles that are for sale or were sold from the property, unless and until the required zoning relief is obtained to allow the repair or storage use.

Mr. Johnson we have it now as non-compliance. The Building inspector and Health dept. could not get beyond the lobby for the site visit there was an incident at your property on December 13th. I am unable to tell you if they are in compliance.

#3 Supa acknowledges that to allow the repair of vehicles not for sale or sold at the property it shall obtain further zoning relief.

We cannot determine if they are in compliance.

#4 Supa shall filed for an amendment to the Special Permit issued by the ZBA in Case #21-13 under Zoning Bylaw Section 5-B-4E

The ZBA chairman said there is an issue similar to what Mr. Charbonneau said. There is no longer a voting Board for the ZBA on this matter and the applicant has two options.

#5 Supa shall submit an application for site plan review to the Planning Board with a copy to the Building Commissioner, no later than February 1, 2018 with all requirements.

To date nothing has been filed with the Planning Board. Not in compliance.

#6 Supa shall diligently pursue site plan approval so that it is in place no later than April 30, 2018.

The applicants were to file no later than April 30, 2018 with the Planning Board. not in compliance.

#7 Supa shall forthwith remove all materials from abutting properties

This is in compliance remove material from abutting properties that was as of the last visit by the conservation agent,

#8 Supa and its agents shall strictly observe the limits of the property in conducting its use of the property and no encroachment of an kind shall take place by Supa or an of its employees, agents or tenants beyond the limits of the property.

This appears to be incompliance

9, 10, 11, 12, 13 filing with DEP No longer necessary

The rule has changed as they do not need to file with DEP.

#12 Supa shall install the new septic system with 60 days of receipt of DEP approval

#13 If Supa's septic application is denied by DEP, if allowed by the Board of Health Supa will have a portable toilet installed immediately and have an additional 45 days to get approval of its application from DEP. If Supa fails to get the approval at the end of that time, it shall cease operations at the property forthwith.

Mr. Johnson it is my understanding the tank is installed into the ground but they are not hooked up to the building or adjacent properties.

A final inspection will need to be conducted by the Health Department with the licensed installer present.

The Board of Health needs confirmation of air pressure testing for both the tight tank as well as the building sewer pipe to assure that both items are water tight.

A deed restriction has not been filed with the registry of deeds.

The Board of Health has not received a signed 2 year operations and Maintenance agreement with septic pumper.

The alarm that goes off in 4 places once the level of the tight tank reaches 60% capacity has not been done.

An as-built has not been submitted to the Board of Health by engineer Richard Volkin who has overseen the installation for the tight tank.

Ms. Young confirmed via email on 12.5.18 that she was noted these were outstanding..

#14 Supa shall resolve all outstanding wetlands issues at the property to the Conservation Commission satisfaction.

The Notice of Intent was filed for in late November 2018. The remaining issues are. The owners failed to submit sufficient technical data as required by the MA State Wetlands Protection Act and Regulations and it was not signed and stamped by a MA Registered

Engineer. The Conservation Commission was not provided with a DEO number from MA DEP which is also required.

#15-All Building code and zoning violations shall be resolved including satisfaction of all special permit conditions, including but not limited to as listed

We are unable to confirm that anything has been done because the inspector can not get beyond the lobby.

#17 Supa shall design and implement a stormwater controls no later than October 31, 2018.

Not in compliance there is no stormwater filed with conservation,

#18 . Supa shall remove the two steel storage containers and room constructed between them from the property forthwith.

Again we cannot determine if this has been or not been done.

Mr. Gallivan I have been on the fence the last two meetings, at this point I am not in favor of renewing you license. You have not made much progress since the last meeting.

Mr. O'Neil I am in the same place, last meeting you I think I said were showing signs of progress we really needed to see actual completion of the tasks and we called out several and none of them have been completed. I made that point fairly clearly at that point. My expectations are that they would be met. As a result I will not renew the license.

Mrs. Mackenzie last year we were here at the same point after not renewing your license we reconsidered in good faith and had Mr. Johnson draft a second agreement we signed a second last chance agreement. We are in the same place after another year. That being said it is never ok to verbally abuse any of our town workers, they are professionals that work for the town and they should never feel unsafe or threatened when they are doing their job, it is not ok and will never be ok. I am not voting to renew your license.

Ms. Salvatore, I heard what happened to the employees on site and that is not how it is supposed to happen. We know there have been difficulties in the past and I hoped that we were going to be at a better place than this. I had hoped these items were getting done. I know the tank is in the ground but the other issues should have been done in short order and should have been done.

Ms. Ragosta I would like to persuade this board to reconsider, I know it's 3 or 4 against renewing the license. I remember 3 to 4 weeks ago and we had a discussion on timing. I remember when we were here two meetings ago and they were before us and we talked about timing. My understanding of what has been done by them is the tight tank has been dropped into the ground. My understanding is I am not excusing any altercation or verbal abuse. Were the Building Commissioner and the Deputy Board of Health Agent invited to come to your property? Melissa yes we invited the Building Inspector. Ms. Ragosta he was invited to do what. He was invited after trying to reach him for four days with emails and multiple phone calls. We were trying to get a pre-inspection. Here I stand trying to explain things to you that have happened time and time again. When the tank was dropped into the ground, things have happened time and time again. Ms. Young the tank would have been installed in May but this town has rules that we have to abide by. We had to have an installer from Walpole. Mr. Gallivan does not want to relive the past. Ms. Young excuse me Mr. Gallivan this is our lively hood and all of you have made comments that are in some part are unfounded and untrue. I believe that we have the right to speak. I am a taxpayer in this town as a resident and a business owner. I contacted every member of this Board to ask for advice, and only one of you reached out to us. It is your job to protect us as a taxpayer of this town and as a business owner in this town. Not one of you responded except Ann. Mr. Gallivan stated it is up to you to fulfill the requirements of the agreement. Ms. Young and how are we supposed to fulfill requirements when we were set up to fail. I met with the Building inspector about a month ago and brought him up to speed. I told him about the previous Building inspector said. I invited the Building inspector to the property more than once. When the septic tank was dropped into the ground by a septic installer required by the town. It took us two years and fighting and arguing. Mr. Gallivan let me just stop you there. Melissa, No. Mr. Gallivan you are just going over material we have

talked about before. Melissa, no I am not. I am speaking to the issues that you are judging us saying we are not in compliance and it was false information. The day that tank dropped into the ground the septic installer did not install it to the plan. It changed the entire plan and the way the tank is designed. The money that Jay has spent, we have done nothing but pay the people we were requested to hire by the Town. When the Building Inspector and Board of Health agent came to the property yes we are angry. We had questions on how to proceed. The Board of Health approved a plan that the plumbing is not even to code that is not correct. Mr. Gallivan It is false information you are talking about. The installer did not put it in the ground properly. When the Building inspector came to the property. Yes we were angry. Ms. Ragosta with respect to the questions that need to be answered so it is so you can move forward with what you need to hook up the tank. Ms. Young the installer tried to hook up with PVC, which is incorrect. It is 10' of cast from the building. I called the plumbing inspector. I followed up with the Building Inspector. I had called numerous times. It seems that there is reluctance on Ms. Young and Mr. Santos to move forward with another step in the process.

Mr. Gallivan it is hard for me to understand how people come to help you and you are driving them away with that verbal behavior. Not proper behavior. Ms. Young the town of Walpole it is set up so that a normal human being cannot operate a business. Mr. Gallivan that is not true. Ms. Young it is true. Move to a motion.

MOTION moved by Mrs. Mackenzie It is the finding of this Board that the premises known as Supa Sales and Service/Supa Cars located at 1900 Main Street is not suitable to hold a Class II license as John Santos and Melissa Young are in violation of the Agreement of 2017 with the Town of Walpole as they failed to comply with the requirements of the agreement. The board therefore will not renew the Class II license, seconded by Mr. Gallivan
Discussion ensued:

Mr. Salvatore when I was astonished at the behavior at a recent site visit at the property. That should not have happened. He looked at the facts that are presented to the Board. They are two separate items. My decision was not affected by that. This is a daunting process and he understands they took this over with these problems. There are a lot of hoops to jump through. What I see right now I have been struggling with the problems towards are with the Environment and regarding Conservation. From what I see it is getting through the process and getting everything in order. I wish the septic system was hooked up today. I think they have done some things to clean the property. That is just my view.

Mrs. Mackenzie you can always come back in after you get this done and apply for a license.

Ms. Ragosta I would like to persuade the Board. I think they have come so far and have tried so hard with their limited financial situation and circumstances. While the Tank is not hooked up, I do not think we gave them a date for the final hookup. The tank is in the ground and is so close to being completed. A stormwater plan was submitted but not signed by the engineer. It seems to me that the steps they have taken may not have been perfect, I have seen progress in the last 3 months and it is such a shame of getting them over the hump. It would be painful for me not to give them time.

Jim O'Neil I did recognize that it could not be done. I stated at that last meeting it was important to hit the dates that you agreed to the last time we were here. The things we talked about was getting the tank into the ground by the 30th, the Notice of Intent was to be filed and understands you filed a plan but not signed by the engineer. Ms. Young there was one piece of document that needed to be signed but the meeting was so late. You have been before us 3 to 4 times in the past months. With a theme of we almost got it done. It is not good enough in my view. You have said you have come so far, there is gap after gap after gap. The last time we were here I told you that you need to hit those dates.

VOTED 3-2-0 (Mr. Salvatore and Ms. Ragosta opposed)

Ms. Young you can throw out a motion and not allow us to speak. Mr. Santos and Ms. Young left abruptly and he stated it is lawsuit time.

NEW BUSINESS

12-29 REQUEST FOR ENTERTAINMENT PERMIT FOR A TELEVISION SOHO

MOTION moved by Mrs. Mackenzie to approve the request for an annual Entertainment permit for SOHO Restaurant, seconded Mr. Gallivan, VOTED 5-0-0

12-30 LEAGUE SCHOOL REQUEST TO HOLD ROAD RACE

MOTION moved by Mrs. Mackenzie to approve the request to hold the annual Road Race and Walk on April 13, 2019 subject to the applicant paying for detail officers assigned to this race. Seconded by Mr. Gallivan 4-0-1 (Mrs. Mackenzie abstained)

12-31-12-35 RENEWAL OF LICENCES

12-31 MOTION moved by Mrs. Mackenzie to renew the Common Victuallers licenses as listed in document 12-31, seconded by Mr. Gallivan, VOTED 5-0-0

Town of Walpole 2018 – Victualler's Licenses

Establishment	(60)	Address
204 Washington Street		204 Washington Street
99 Restaurant		55 Boston-Providence Hwy.
Applebee's Neighborhood Bar		990 Providence Highway
Soho Restaurant		691 Main Street
Asia Treasures		399-401 High Plain Street
Avenir		1601 Main Street
Barnes & Noble		90 Boston-Providence Hwy.
Big-Y World Class Market		999 Providence Highway
Boylston Schul Verein		153 County Street
Break Away Sports Café		2130 Providence Highway
Bristol Square Café		1428 Main Street (Units 9 and 10)
British Beer Co.		85 Providence Highway Closed –transfer soon
Chili's Grill & Bar		120 Providence Highway
Clyde's Roadhouse		642 Providence Highway
Conrad's		905 Main Street
Country Kitchen Donuts		745 Main Street
Cumberland Farms #3455		1324 Main Street
Dunkin Donuts - off Rt. 1		506 High Plain Street
Dunkin Donuts-Rt. 1		21 Boston-Providence Hwy.
Dunkin Donuts- South Walpole		1425 Main Street
Dunkin Donuts-Wal-Mart		550 Providence Highway
Dunkin Donuts - Ashmont Plaza		703 Main Street
Dunkin Donuts – Old Post Road		995 Old Post Road
Eastern Pearl –RT1 (under new ownership)		2275 Boston-Providence Hwy.
East Walpole Market & Deli		196 Washington Street
Fancy That		272 Main Street
Family Pizzeria		637 Main Street
Farmer in the Dell		935 East Street
Finnegan's Wake		685 Main Street
First Sandwich Shop		975 Main Street
Five Guys		104 Providence Highway
Ginjo Sushi & Hibachi		887 Main Street

Italian American Club	109 Stone Street
Jalapenos Grill	960-962 Main Street
Jimmy's Pizzeria	4 East Street
Kihei Dynasty	743 Main Street
Leo's Pizzeria	1363 Main Street
McDonald's - Walpole	595 Main Street
Napper Tandy's	1065 Main Street
Panda Express	106 Providence Hwy.
Panera Bread #1362	130 Providence Hwy.
Papa Gino's, Inc.	90 Boston-Providence Hwy.
Patriot's Tavern	100 Main Street
PieZoni's	555 Providence Hwy
Pizzeria Grande (R & R Pizza)	1185 Washington Street
Raven's Vine & Tap	1006 Main Street
Red Cherry Café	1049 Main Street
Red Wing of Walpole	2235 Providence Hwy.
Rico's Pizza & Subs	1351 Main Street
Sapore Vero	944-946 Main Street
Starbucks Coffee	431 High Plain Street
Supreme Pizza & Subs	883 Main Street
Taco Bell #4961	90 Boston-Providence Hwy.
Texas Roadhouse	102 D Boston-Providence Hwy.
The Good Food Store	411 High Plain Street
The Raven's Nest	996-1000 Main Street
VFW	Robbins Road
Walpole Country Club	233 Baker Street
Westbury Farms	925 Main Street
DeBevino Winery	2255 Providence Hwy

12-32 MOTION moved by Mrs. Mackenzie to renew the Entertainment licenses as listed in document 12-32 seconded by Mr. Gallivan, VOTED 5-0-0

NAME	ADDRESS	FEE	AMUSEMENT
Asian Deli	691 Main Street	\$30	Television(1)
204 Washington	204 Washington Street	\$180	Television(4); Rad
99 Restaurant	55 Providence Highway	\$330	Television(9);Radio(1
Applebee's	990 Providence Highway	\$150	Television(4); Rad
Asia Treasures	359-401 High Plain Street	\$90	Television (2) ;Rad
Avenir (Raffael's Xfer)	1601 Main Street	\$90	Music & Dancing; Cassett (1)
Boylston Schul-Verein	8 County Street	\$120	Television (1); Radio (1)
Bristol Square Café	1428 Main Street	\$30	Dance
Clyde's Roadhouse	642 Providence Highway	\$270	Radio (1)
Chili's Grill & Bar	120 Providence Highway	\$180	Television(8); CD
Conrad's	905 Main Street	\$570	Television (6)
Dream Machine	90 Providence Highway	\$5,000	Television (19
Eastern Pearl	2275 Providence Highway	\$120	50 Coin Operated Ma
Farmer in the Dell	935 East Street	\$30	Radio (1); Televisi
			Radio (1)

Finnegan's Wake	685 Main Street	\$210	Radio (1); Television
Ginjo Sushi & Hibachi	887 Main Street	\$30	Television(1)
Italian American Club	109 Stone Street	\$120	Music & Dance; Television
Jalapeno's Grill	960-962 Main Street	\$300	(1)
Kihei Dynasty	741 Main Street	\$60	Radio (1); TV (8); Tape (1)
Napper Tandy's	1065 Main Street	\$750	(1)
Patriot Tavern	100-104 Main Street	\$270	Television(1)
Red Wing	2235 Providence Highway	\$60	Music &Dance; Radio
Texas Roadhouse	102-D Providence Highway	\$300	ta
The Raven's Nest	996-1000 Main Street	\$210	Television (9)
VFW	Robbins Road	\$150	Televisions (2)
Walmart	550 Providence Highway	\$300	Televisions (9) ;1 Dis
Walpole Country Club	233 Baker Street	\$270	Televisions (7); Live
Walpole Footlighters	Scout Road	\$30	Juke Box (1); Television
			&Dance
			Coin Operated Amusement
			Radio(1);Television(5);
			M&D
			Theatrical Play

12-33 MOTION moved by Mrs. Mackenzie to renew the Sunday Entertainment licenses as listed in document 12-33 seconded by Mr. Gallivan, VOTED 5-0-0

2018 Sunday Entertainment

NAME	ADDRESS	AMUSEMENT
Avenir (transfer from Raffaels)	1601 Main Street	Live Entertainment, Patron Dancing, Cassette, TV
Boylston Schul-Verein	8 County Street	Music and Dancing
Clyde's Roadhouse	642 Providence Highway	Live Music
DID NOT RENEW - Italian American Club	Will need to re-apply for new Sunday 109 Stone Street	Music and Dancing
Raven's Nest	998 Main Street	Live Music

12-34 MOTION moved by Mrs. Mackenzie to renew the Dealers and Sellers license as listed in document 12-34 with the exception of Supa Sales and Service seconded by Mr. Gallivan VOTED 4-1-0 (Ms. Ragosta opposed)

Town of Walpole Dealers-Sellers 2018 DBA Names/Addresses

DBA NAME	DBA ADDRESS	SPACES
Class I	(3)	

Minuteman Fire & Rescue Apparatus	2181 Providence Highway	
Minuteman Trucks	Route1 at Pine Street	
Walpole Mitsubishi	575 Providence Hwy.	max (49) vehicles

Class II	(15)	
Walpole Auto Sales Group	1449 Main Street	(10) cars
1-A Auto Sales	1391 Main Street	(12) spaces
Allied Recycling	1901 Main St.	
Auto Brokerage	1171 Main St.,#2	(12) spaces
Donald R. Urquhart Sales	2080 Main St.	(1) car display only
Goldie's Auto Wholesale	1801 Main St.	
Imotobank	4-8 Industrial Rd.	Max of 55
North Walpole Sunoco	215 Main St	(6) for sale (14) overnight
Robert's Garage	1171 Main St.,#1	(5) spaces near bay #1
Bid Cars Boston	623 Providence Hwy.	(60) no parking 50 ft. from front lot line
Suburban Auto Technicians	4 Norfolk St.	(10) vehicles
<i>Supa Sales & Service (Not Renewed)</i>	<i>1900 Main (Zion Property)</i>	<i>15 total, 5 out front</i>
Boston Trailer Manufacturing Co.	1 Production Rd.	U-Haul Co. of Massachusetts &Ohio, Inc.
Walpole Auto Sales	1701 Main St.	no more than (20) cars for sale
Walpole Collision Center	908 Main St.	(10) outside (20) plus inside

Class III	(4)	
Allied Recycling	1901 Main St.	
Goldie's Auto Wholesale	1801 Main St.	
Main Street Auto Body & Parts	609 Main St.	
Walpole Auto Sales	1701 Main St.	

12-35 MOTION moved by Mrs. Mackenzie to renew the Parking Lot licensees as listed in document 12-35 seconded by Mr. Gallivan, VOTED 5-0-0

Town of Walpole Parking Lots 2018

Name	Address	Lot #	# of Vehicles
KCBT, LLC Richard Quinn 672 Common Street Walpole, MA 02081	2265 Providence Hwy 617-201-5402	1	34
Bad Dog Realty Trust Kathleen Salzberg 2245 Providence Hwy. Walpole, MA 02081	2245 Providence Hwy. 508-734-5887	2	45
Hong Kong Eastern Pearl Enterprise d/b/a Eastern Pearl Tiemin Zhang 2275 Providence, Hwy. Walpole, MA 02081	2275 Providence Hwy 781-888-4863	3	80
VNAP Inc. Stephanie Kube 5 Bryant Circle Middleboro, MA	2250 Providence Hwy. 508-367-1994	4	66
Hercules Realty Nicholas Panagopoulos 2 Washington St.	54 Water St.(Rear) 508-668-2003	6	26

P.O. Box 442 Foxboro, MA 02035			
Millbrook Homes Cary Orlandi 20 Young Road Foxborough, MA 02035	2255 Providence Hwy. 508-734-5884	7	50
DV Realty Partners, LLC Jiten Patel 495 Westgate Drive Brockton, MA 02321	2295 Providence Hwy 508-427-1667 2375 Providence Hwy <i>*We realized that the wrong address had been put on the license since they applied**</i>	8	77
			Total spaces
			378
Non Stadium Parking Lot			
TMC 100 Elm, LLC Dan Clemmer, Mgr. 200 Wheeler Road Suite 210	55 West Street/100 Elm Street 617-807-0963 Burlington, MA 01803	8	41

CONSENT AGENDA

MOTION moved by Mrs. Mackenzie to accept with gratitude the following gifts

- | | |
|--|------------|
| 1. Friends of St Patrick, to recreation program scholarships | \$3,000.00 |
| 2. Jean & John Hogan, to COA gift account | \$ 25.00 |
| 3. John & Patrick Pasioneck, COA gift account | \$ 50.00 |

seconded by Mr. Gallivan VOTED 4-0-1 (Mr. O’Neil abstained)

MINUTES

MOTION moved by Mr. Salvatore to approve the Minutes of November 20, 2018 seconded by Mr. Gallivan, VOTED 5-0-0

MOTION moved by Mr. Salvatore to approve the Minutes of December 4, 2018 seconded by Mr. Gallivan, VOTED 5-0-0

TOWN ADMINISTRATORS UPDATE

- Foxboro PILOT - We are set to meet with the MBTA on 1/22. He wanted to know what items the Selectmen want to cover. So far he has identified the following topics:
 - Projected PILOT start date
 - Summer St. and gate Crossing Update
 - Walpole train Station crossing update
 - Speed limit update
 - Fence and vegetation trimming update
- Rt 1A Field Meeting - The meeting was well attended last week. The current plan is on the website and WMC has the presentation up on YouTube.
- FY 2020 Budget – He is currently working on reviewing all of the various requests. He will have something for the Selectmen to review by the January 15th budget meeting.
- MSBA- The Town was notified that the Walpole Public Schools was accepted into the early stages of the school building program.
- Important Dates - Just a reminder here are some important dates to be mindful of to close out this month:
 - December 20 - South St. Center opening ceremony at 11AM.
 - December 24 - 9/10AM Town Hall breakfastDecember 31 - Ribbon cutting for the new garage at 11 AM/12PM

David talked about the need for improvements at JMS. Mrs. Mackenzie talked about a non-binding question to find out what the town feels about it. Mr. Johnson, it may be a good idea to get a consensus.

MOTION moved by Mrs. Mackenzie to adjourn at 8:55pm seconded by Mr. Gallivan, VOTED 5-0-0

Respectfully submitted
Cindy Berube