

The Board of Selectmen met on Tuesday, September 4, 2018 beginning 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 at 7:05pm

Announcements

Mark mentioned the Veterans event that will take place on September 20, 2018 at the VFW

Appointments

7:00pm Fire Chief Timothy Bailey, Quarterly

He noted the last time he came in was on June 5th. Our call volume over the 535 ambulance calls. Current budget no issues, detail billing is in good standing, \$164,832. The reason it is high we have been doing welding details. Grants, one last year for training. We are taking another class forcible entry. AFG grant, health and wellness grant \$108,000. Equipment of the station. Fire prevention is very busy, we have very large building. The new station has kept us busy and we are working on punch items. Apparatus, the truck will come some time in February and another in January, stop the bleed, use of tourniquets, James Gallivan, assigned to group 4, 5 recruits in the fire academy and will graduate October 15th, one minor injury fro the 204, wrist injury, the Night before the Fourth, thank you for everyone involved, family night out we participated in. On Oct 6 is the Open House.

Mr. O'Neil last time you were here you mentioned the maintenance on trucks is higher than last year.

Ms. Ragosta status report surplus inventory, someone drove by station 2 and thought it was being emptied out. Chief Bailey when we left the temporary station that went to the old police station the stuff at station 2 was stuff we brought back to that location. We need to go through that. Ms. Ragosta asked if there anything in the S. Walpole station. Do you anticipate surplus inventory that will be sold that will not be needed anymore? Chief Bailey, I cannot throw it out.

Ms. Ragosta, the question I have is the old fire boxes. They are old taken off and stored in the basement at Station 2. They are worth a lot of money. They are secure at that station. Ms. Ragosta will you work out a plan to inventory them. Chief Bailey yes.

Mr. Gallivan, are things going ok in the new station? Chief Bailey, most of the major stuff has been taken care of.

Police Chief John Carmichael, Quarterly

Personnel issues, you appointed our new 3 officers. Scott Kelly is out on the road, modified field training the other two are going in the academy will not see them for 26 weeks. Dispatchers are doing well. One more dispatcher interview next week. Grants, acquired \$10,000 on public safety. We are currently doing that. I sent the Board some statistics on 17 documented incidents at the hotels. There have been 23 overdoses, 2 fatalities. We are under

where we were last year. Domestic violence, Overdoses. Community policing, talked about the video. Two youth police academies, went to Gillette stadium, the participated in bike patrol. The RAD road race, Walpole residents were involved in forming the race. A 5k race through the town forest. The WPD received the community-policing award. We are very proud of it. With the negativity that is out there with police it is great to get this award. Our people understand community policing. Few accommodations talked about the person that was trying to commit suicide. Officer Crown, Benner, youth on top of a bldg. threatening to jump off the roof. They talked that person done.

Officers dealt with suicidal male who was a veteran. Located the vehicle in S. Walpole. There was a hose going from the exhaust. Starting drinking windshield fluid. We got him to the hospital. The officers did an amazing job. A woman was on the side of the road she had broken down. I appreciate the compassion of our people.

Updates in incidents we did a search warrant on a vehicle that was bring fentanyl. We recovered 23 grams of fentanyl and other drugs. Motor vehicle fatality on High St. The motorcycle was going 94 MPH. Car brakes, school Street, stolen vehicles. That person was arrested, level 3 sex offender that performing acts at a pool in a private community. Executed search warrant of the home and looking at more evidence. He will not be getting out.

Mr. O'Neil you mentioned the atmosphere of negativity. Going through your report. Maybe we should have those officers and dispatchers and formerly recognize them. It is important stuff to show you the support. Mr. Gallivan agreed it is great idea. Maybe the next quarter. Ms. Ragosta could not agree more the community-policing award is so well deserved. You represent the community. We had discussed about setting the flag at half staff. We should recognize officers that are killed in the line of duty. Chief we can just do it. Ms. Ragosta Recognition by the town. Mr. Gallivan is amazed how much you are dealing with daily. I am also impressed by what you proactively do. I think it is great when police get to the names of the residents.

9-1 Cultural Council, update the WCC priorities and promote applications for grants & request to place an A-Frame on the Common October 1st-15th

Mimi Cornell, Kris Whelman background. Chris Read what the cultural council is. Some of the grants that are supported by the grants.

Mimi we lost most of the veteran members, we now have 2 new members. We would gladly welcome more members. We allocate about \$6,000 a year. We are looking to grow that pool. All the programs don't necessarily take place in Walpole they can be surrounding towns. We are asking for the A-Frame to announce the grant opening. Did a survey on Survey Monkey and on Walpole Day. We had 34 surveys and this helped us developed what we do year-to-year. We set up our priorities and are on the Towns Webpage, we collaborate with other organizations in town. We are looking for someone is more computer savvy. We are here to thank you for allowing us to put up an A-Frame. Mr. Salvatore can you receive funds for the Cultural Council?

Mr. Salvatore talked about field trips for school children. Such a great thing to do to spend time in the museum. They have to apply for the grant. Mr. Gallivan anyone who wishes to apply you can on our website.

MOTION Moved by Mr. Salvatore to grant permission to place an A-Frame on the Town Common from October 1-15, seconded by Mr. Gallivan, VOTED 4-0-0

John Lightbody, CERT Update

CERT is part of the Citizens Corp. Community Emergency Response Team. CERT members take training in first aid and emergency skills; Talked about their mission. Talked about capabilities. Talked about training they do. They attend all types of events and set up equipment for people to see. Photo of them at Jarvis farm. This team consists of 16 people. Set the van up

at Walpole Day. Walpole CERT team. We are very proud of our organization. Our CERT program is always looking for volunteers. Their mission is to harness the power of every individual through education, training and volunteer service to make communities safer and better prepared to respond to the threats of terrorism, crime and disasters of all kinds.

The CERT capabilities: weather events they can assess Neighborhood and road damage; first aid, light search and rescue, Communication CERT and Ham Radio, Shelter support, Assist in Emergency operations. They also assist in Emergency School events.

They do training on Mass casualty, shelters, search and rescue, first aid, radio operation, damage assessment, wilderness search, GPS training, Community outreach and education, distribution of emergency supplies.

John Lightbody-Deputy EMA Director and CERT coordinator

Talked about background. I know a little bit about disasters. Scenario, we would deploy only when requested by the town. Walpole CERT members have been trained. We belong to the MRC.

Ms. Ragosta wanted to know are you integrated with police and fire. Mr. Lightbody we would set up our vehicle here and the information. We have radio equipment that we can contact the police dept. We do not want tie up their radios. Ms. Ragosta the town does employ you, who would be the Change of command? Mr. Lightbody someone would call Roger or me. We would like to at sometime have a 911 reverse phone call back. Ms. Ragosta in the event of an emergency, who actually reaches out to Roger. Myself, chiefs, Roger and BOS and the Chairman. Then the Board would reaffirm the action at another meeting.

Mr. Salvatore do you have a plan, what you would like if you could increase capacity. Like more volunteers. Post openings on our website for more volunteers. We have applied for a number of grants with FEMA and MEMA homeland security, we get 3,4 thousand dollars. We buy the equipment and get reimbursed for that. We have lighting, generators. I would encourage you to come in for an update next year. Schedule you to come back in.

Housing Partnership Appointments

Ben Barrett- has been in town for 5 years. I am interested in getting involved; I believe that Affordable housing is facing Walpole. From a professional, background in construction, architecture. Budgeting scheduling, I think I can bring a unique aspect.

Ms. Ragosta, when you envision an approach for affordable housing for Walpole, do you think the ZBL need change.

Mr. Barrett, that is a great question, what can we do with the current Zoning in place? You look at Norwood, Dedham and they have more housing. We are largely rural, the benefit, we have a great downtown, bus station, train station. Look at other towns. What is the best way to meet the needs of the town? How can we best serve them? Get a consultant, common sense, what is the easiest way is to increase density in the down town, are we talking E. Walpole, areas in Walpole that need to be preserved. Move Walpole forward to get the housing we need.

Ms. Ragosta it is my understanding we just increased our density by 400 units. Our current range is 5.8%. Mr. O'Neil I feel as though we are behind the eight-ball when 40B comes our way. How can we take control of this being proactive? Mr. Barrett going after these friendly 40B would be better for the town. We are going to work with developers who are going to work with our zoning Code. Mr. O'Neil that is what I am looking for new ideas.

Mr. Salvatore people hear affordability and they think big high density units. Single-family homes that are more affordable, small on one lot. We need to talk about the schools. How many children are we bringing in. I would like to see that through this plan. Diversifying. File our HPP with the state. We do need a broad plan as to how the town is going to develop. You are saying the Downtown area is where we should do this. We do need more foot

traffic. Mr. Gallivan the town houses on RT27 in Medfield. What are your thoughts on that? We need to take steps. The best way, we need volume first and this HPP. Lets branch out to the Down Town. Mr. Gallivan does not like that a 40B developer can come in and do what they want.

Brendan Sheehan

I have applied, I live at Neponset View terrace I am aware of the shortage of affordable housing in town. I have lived here in Walpole my whole life.

Ms. Ragosta so you have an understanding of what is lacking and what would be better. Before you lived there, did you live with your family, Mr. Sheehan yes, I lived with my parents. I have a place to live and it is affordable, I have a parking space. Ms. Ragosta Neponset view terrace. They are unique, if you were on the partnership, dealing with those kinds of housing. Mr. Sheehan would like to see expanding the housing.

Mr. O'Neil one thing we looked at was criteria and one was someone who lives in affordable housing. You have this experience. Come up with different way to come up with affordable housing in town. Mr. Sheehan zoning would be one way, strategy to. Mr. O'Neil do you know how the units run were you are. Mr. Sheehan is not sure, he stated they pay for utilities, the roofing, it is very income based. If I make more then I have to pay more rent. It is defiantly good. The food pantry comes once a month. There is a washing machine, community center, parking space. Every year there is a cookout. Mr. Salvatore I see you have a bachelors degree, business concentration. So you can bring all of that experience to the committee as well.

David Wildnauer

He lives on Plympton St, and has been here 23 years. I am a friend of Phil Czachorowski and he thought I might have something to offer. I have been trying to do my part. I have been on a number of boards. Served for seven years on PBC, I served on the Library Trustees. Adhoc committee arranged and did the municipal facilities. Presently I served as a trustee. Recycling committee. I am an architect; we do a lot of multi housing. I know my way around zoning codes I advocate for sustainability, social reform. I know Walpole is behind the eight-ball with affordable housing. Seems to be stigmatized. There is an affordable housing crises in the state and in this town. We need to improve that.

Ms. Ragosta knowing the current makeup of the Board I am looking for a more diverse. When you envision an approach, do you feel using the current zoning Bylaws or change them. Mr. Wildnauer thinks they need to be revised. Wonder if there were ways to take advantage of the current stock of homes in town. I think Zoning is only part of the answer. Ms. Ragosta when you talk about Tax advantages, do you envision rent control. That would be for current. Mr. Wildnauer that is an interesting question. Walpole is unique; it has its own characteristics, find out what other towns have down. There is NYBISM (not in my backyard). Neighborhood character. I don't think a high density belongs in E. Walpole. Talked about the development downtown should have had some affordable units.

Mr. O'Neil we find ourselves behind the eight-ball, these 40B's coming our way. We become something of a target to 40Bs. My thought it is the right thing to do. It is also right to plan and control that. We want to get a good outcome here. Thinking about a strategy. What thoughts do you have? Mr. Wildnauer it will not happen overnight. I have not done my homework. Vulnerable to 40Bs. To have a plan in place.

Mr. Salvatore one approach to affordability is high density, is there a solution between that and a Single family house. Mr. Wildnauer there is different densities. I was driving down Needham today, new construction four units on one lot. That type of development is attractive. It would attract people with low income. Mr. Salvatore in post war we have built ranch and capes I have not seen one built in this town in years. There is a trend in Boston that people are not buying houses and choosing to rent. Offering different types of products to the market is something we should be thinking about. Mr. Wildnauer some of the young people I work with and they have affordable units but some of them reach my mortgage.

Mr. O'Neil feels we are always on defense can you think of a more proactive approach. Mr. Wildnauer would look into what other towns have done.

OPEN FORUM-Mr. Gallivan we do not have a lot on the train.

William Hamilton low income housing committee that was done, I believe those have vanished. Do we know how many we have? Mr. Gallivan one problem with these new developments going in town they will negate some of the 40B at Moosehill Rd. Mr. Hamilton we need to know how long an affordable unit needs to exist.

MBTA Train- Mr. Johnson has no update from the MBTA. I know there is concern about the gate and quiet zone. Talking about the speed. He is concerned about the kids; I know they are not supposed to be on the tracks. I find that it could be dangerous. Mr. Gallivan knows he is reaching out to them weekly. What we get back from them is not good. I think sometimes that as long as we give them similar messages. Safety and security of those tracks.

Nancy arrived at 8:55pm

Mr. Salvatore noted there has been some progress with the fencing. Mr. Johnson explained that on Spring Street and Oak St, extended that to Shufelt. Agreed to some type of guardrail near the post office. The plans we have are gates for train and pedestrian access. The gates should be in before the PILOT starts. Along Audubon, I think there is fencing there. Mr. Salvatore there is a berm, most people have fencing. See if we can close off the pathways. A lot of traffic of young kids going to Ricco's Restaurant. Mr. Gallivan they should provide us with a plan showing the fencing.

Nancy agrees with Mr. Salvatore, the MBTA police should be owning this more. It should not come from Walpole, they should be out here more, see what is going on. Maybe they should brought into the table. Talked about the switch being updated.

Mr. O'Neil we do not get anything from this upgraded train. Who at the state level is in charge of this? Executive Director and David Mohler. Mr. O'Neil we have the recent safety issue, you have talked about the 8 tenths of a mile, talked about quiet zone. These things feel new to me. We should be having a conversation with the MBTA. We should ask them to come in. Mr. Johnson we will send a letter and copy the Governor. Drive home the importance of this.

Mrs. Mackenzie we have kids that walk across the train tracks and ride their bikes as well. Chief Carmichael talked about the safety of kids, to get training regiment into our schools. Middle school down. In S. Walpole, big transition for the kids. Twenty seconds before the train comes the gate has to go down. If a kid falls off their bike and that is down for 5 seconds. Not happy with the MBTA responses. Mrs. Mackenzie if the kids are going to go downtown is to go S. Walpole to Washington St. A lot of kids that go over the tracks daily. Chief Carmichael noted it is 8 trains a day. Mr. O'Neil so they consider 40mph from 60 slowing down. Chief is looking for 15mph.

Ms. Ragosta what I am hearing the MBTA and states solution to the dangerous situation. Their answer is operation live safer? Chief Carmichael they were asking us what we wanted to make that intersection safe. The train comes in the entire town. That is a program that they teach in schools. Ms. Ragosta applauds him for asking for that. Is there anyway to get Steven Lynch involved. Mr. Johnson believes this is more of a state issue than a federal issue. Ms. Ragosta if speed is one most important factor that can be alleviated.

Mr. Gallivan we are talking about the safety in S. Walpole but also at the Station. Mr. Johnson they are supposed to upgrade that crossing too. I will keep this under Old Business, when we have something new we will put it on the Agenda.

Kenneth Southwood are the Sidewalks going to be completed. Mr. Johnson stated the contractor is doing the work. Talked about the funding. Hopefully in the next funding we can have a better crossing at the Spring St crossing. Get people to call.

Talked about the quiet zone on Shufelt Street. We are not concerned about the fencing, the gates are important. DOT has quiet zones. Whether it is quiet zone or not, we can get that and we will be happy. The MBTA is doing it they are dragging your feet here.

Chief Carmichael my idea with the quiet zone issue by reducing the speed to 15 they do not have to use the horns.

Willa – I know given the trouble getting back to him, think bigger, what if we put in pedestrian underpasses. If you put in fencing there are still going to be kids that cross the tracks. Maybe if the town offered to pay for part of it.

Liz Barrows, Housing partnership

I am currently in E. Walpole, I kind of never was involved, became involved with a development near my house. I feel my experience and what I lived through going to the meetings, I have a good knowledge of those issues in town. I have read the 2013 housing production plan.

Ms. Ragosta how much of a priority, how much weight retaining the characteristics of neighborhoods. Ms. Barrows thinks it is important. The core of it as it relates to affordable housing. It is not just about creating affordable housing, but the plan for housing in town. Zoning is going to impact both of those things and those goals and be in conflict. I watch their meetings. The mass housing had people introduce themselves. They need more viewpoints. I do not know what are his goals strategies will be. Things that concern me we should not consider CBD and Industrial. I have a different viewpoint one of the members mentioned that their own children cannot afford to buy a house in town. When it is presented to the residents of Walpole

Mr. O'Neil my children cannot afford to live. It means something when people who are raised here feel closed out. We are on defense. I believe we need to get to the 10%. What kind of thinking would you bring?

Elizabeth Barrows with the new 40B that is going to hit the books on Moosehill, we are going to be at 7.1. It gets certified for 5 years. We will get our plan certified. A lot of things to consider. Look at town owned land. Rental. Lots of strategies that can be used.

Mr. Salvatore what was the Citizens petition, 6c4a, dimensional guidelines. Ms. Barrows it was GR allowing multiple units on lot. I had issues with that.

Mr. Gallivan noted other than high density 40B on Moosehill rd. Are you open to 40B? Ms. Barrows in certain spots. Mr. Gallivan our zoning has sort of happened hap hazardly. I do support the rewriting of the zoning. Ms. Barrows our demographics are changing, maybe more assisted living is something to consider.

New Business

(9-7) Sign the 2018 Fall Town Meeting Warrant

MOTION moved by Mrs. Mackenzie to sign the 2018 Fall Town Meeting Warrant seconded by Mr. O'Neil, VOTED 5-0-0

(9-8) intention to make layout for Atlantic Court and Warren Lane

MOTION moved by Mrs. Mackenzie that the Board intends to make a layout for Atlantic Court and Warren lane and to hold the public hearing on September 18, 2018 at 7:45pm, seconded by Mr. O'Neil, VOTED 5-0-0

(9-9) request of Norfolk Aggie School to use Old Fisher Ballfield on September 30th

MOTION moved by Mrs. Mackenzie to approve the use of the Old Fisher Ballfield on September 30, 2018, seconded by Mr. O'Neil, VOTED 5-0-0

(9-10) Discussion and possible VOTE on Scenic Road request - Removal of 18' of Stone Wall at 810 North Street

Mrs. Mackenzie the Planning Board requires that the walls continue. Continuation of the Wall. If Historical Commission likes some curving in. Wants site distance checked by Maggie.

We are comfortable with the Historical Side.

MOTION moved by Mrs. Mackenzie that we support the Planning Board's protection for scenic roads and encourage reuse of the stones within the stone wall and or extension of the Stone wall seconded by Mr. O'Neil VOTED 5-0-0

(9-11) One Day All Alcoholic License for Knights of Columbus on September 15, 2018

MOTION moved by Mrs. Mackenzie to approve the one day all alcoholic license for the Knights of Columbus for 9/15/18, seconded by Mr. Gallivan, VOTED 5-0-0

(9-12) One Day All Alcoholic License for Knights of Columbus on September 22, 2018

MOTION moved by Mrs. Mackenzie to approve the one day all alcoholic license for the Knights of Columbus for 9/15/18 seconded by Mr. Gallivan, VOTED 5-0-0

(9-13) award of Bid Contract No. 2019-05 to Road Way Maintenance Services, Inc.

MOTION moved by Mrs. Mackenzie to award of Bid Contract No. 2019-05 to Road Way Maintenance Services, Inc. seconded by Mr. Gallivan, VOTED 5-0-0

(9-14) One Day Entertainment Permit for a DJ at Thornell Ave for a Block Party

MOTION moved by Mrs. Mackenzie to approve a One Day Entertainment Permit for a DJ at Thornell Ave seconded by Mr. Gallivan, VOTED 5-0-0

(9-15) request to hold Jarvis Harvest on October 13, 2018 at Jarvis Farm from 11am-2pm.

MOTION moved by Mrs. Mackenzie to approve the request to hold Jarvis Harvest on October 13, 2018 at Jarvis Farm from 11am-2pm, seconded by Mr. Gallivan, VOTED 5-0-0

(9-16) request to hold the annual Halloween Parade on October 27, 2018 in the downtown at 10am

MOTION moved by Mrs. Mackenzie to approve the request to hold the annual Halloween Parade on October 27, 2018 in the downtown at 10am seconded Mr. Gallivan VOTED 5-0-0

MOTION moved by Mr. Salvatore to approve the Consent Agenda Items

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| 1. N&F Astephen - COA Gift Account | \$100.00 | (9-17) |
| 2. Jeanne Brady - COA Gift Account | \$ 25.00 | (9-18) |
| 3. Friends of St. Patrick - COA Programs & Services | \$5000.00 | (9-19) |
| 4. Crystal Cleaning Co. Inc. - COA Gift Account | \$50.00 | (9-20) |
| 5. Barbara Laronde - COA Gift Account | \$25.00 | (9-21) |

Seconded by Mr. O'Neil VOTED 5-0-0

Town Administrators Update

Burns Ave- He has a draft version of the letter that provides the Town's thoughts of the proposed 40B project at the end of Burns Ave. He is waiting for comments from a few more departments and some of

the neighbors to provide comments. He would like to get the letter sent into the Mass Housing Finance Agency by the end of the week. He asked members to let him know within the next day or so if there is anything else they think needs to be added.

Finance Committee-They have started reviewing the various items to be considered at Fall Town Meeting. They want a meeting with the Board of Selectmen on October 1 to have a discussion about OPEB and the budget process for the 2020 budget.

DPW Director and Community Planning Director-interview process is close to being completed.

Hotel on Sharon/Walpole- He showed the Board the new layout. He has spoken to the Town Administrator in Sharon regarding inter local agreement. Ms. Ragosta thinks that we have a moral obligation to see our hotels succeed. I think we have an obligation to rate payers. Hotels are notorious for using a lot of water. Alarmed and concerned have done a 180 about face. We are already limiting our own use. I do not think we should support this. I don't think they should be allowed to use our water. Mr. Gallivan thinks it is a good use for this location. Mr. Johnson asked them to give him two weeks and we can have it on the Agenda. Mr. Salvatore talked about the pad that was there.

Kendall Fund-with these small zoning articles that we have had over the years. The Kendall Fund is at \$421,976. Mrs. Mackenzie noted it has been used for Master Plan update. He feels it may be time to consider having a complete zoning rewrite and use the funds to hire a consultant to do so. Mr. Salvatore talked about the Update of the Master Plan. Suggested they do the Master Plan and Zoning Bylaws.

Executive Session

Chairman Declaration:

Pursuant to G.L. c.30A, §21(a) (3), the purpose of the session will be to discuss strategy as it relates to potential litigation if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

- Discussion on Solid Waste and Recycling Services
- That the Board of Selectmen shall return to open session for the purpose of adjourning the meeting or returning to open session.

MOTION moved by Mr. Gallivan to enter Executive session for the purposes stated by the Chairman seconded by Mr. O'Neil, VOTED roll call; Ms. Ragosta-Aye, Mr. O'Neil-Aye, Mrs. Mackenzie-Aye, Mr. Salvatore-Aye and Mr. Gallivan-Aye.

The Board moved out of Executive session at 10:45pm

Adjournment

MOTION moved by Mr. Gallivan to adjourn at 10:46pm, seconded by Mr. O'Neil VOTED 5-0-0