

The Board of Selectmen met on Tuesday, March 3, 2020 at 7:00pm in the Main Meeting Room of Town Hall. The following members were present.

James O'Neil, Chairman
Nancy Mackenzie, Vice Chairman
Benjamin Barrett, Clerk
Mark Gallivan
David Salvatore

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

Mr. O'Neil called the meeting to order at 7:00pm followed by the pledge of allegiance.

I. APPOINTMENTS

3-1 Betsey Dyer VOTE seeking permission for Geocaches to be hidden on town Property such as Walpole Woods, Adams Farm and other places where people take walks

Betsey Dyer, Conservation Commission member and Landis delegated this to me. Geocaching has been popular for 20 yrs. Hobby one geocache provide the coordinates online. Other geochaes will find the little object. There will be a little notebook that you sign and you also go online. It could be fake rocks a little plastic container, larger plastic container with items inside. Currently 10 Geochaes in Walpole, some get decommissioned. There is a 351 challenge. A lot of states have these. We get a lot of people coming from other countries. Recently and I think this makes sense they are asking for a little bit of help. We have to run it by them. They give permission. They do not know about anything in Walpole; they want a liaison in town to say we can put it in the town forest, Adams Farm. One good example you should not put one in a wetland. We need a liaison; I am suggesting it be the Conservation Commission. It is similar to an Eagle Scout project. We need your permission to be the liaison for this.

Mr. O'Neil thinks it makes sense to have the Conservation Commission be the liaison. I think it is a great idea. Mr. Gallivan agrees. Mrs. Mackenzie my nephews we use to do it with them. She would like them to work with the Forest committee, and find out their plan of deforesting. Ms. Dyer I agree, we did not want to have 3 or 4 different places in town.

We are just the starting place. Mrs. Mackenzie I think you should be a lead in your own policies. Adams Farm, Town Forest and Trails should be part of this as the Town forest does do cleaning of the forest.

MOTION moved by Mrs. Mackenzie to approve the request to hide Geocaches on Town Property such as Walpole Woods, Adams Farm and other places people take walks and the conservation commission being the liaison. Seconded by Mr. Gallivan, VOTED 5-0-0

7:10 pm OPEN FORUM –NO ONE PRESENT

II. NEW BUSINESS

Vote request of Blessed Sacrament Parish for a one-day Wine and Malt license for March 21, 2020 and May 2, 2020 (3-2 & 3-3)

MOTION moved by Mrs. Mackenzie to approve the request of the Blessed Sacrament Parish for a one day Wine and Malt for March 21, 2020 and May 2, 2020 Seconded by Mr. Gallivan VOTED 5-0-0

Vote request of Town Forest Committee to promote Christine Weylman to Regular from associate and that Stephen Cyr go from Regular to associate. (3-4)

MOTION moved by Mrs. Mackenzie to promote Christine Weylman from an associate member to a regular member on the Town Forest Committee Seconded by Mr. Gallivan VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to change the Status of Stephen Cyr from a regular to associate member of the Town Forest Committee. Seconded by Mr. Gallivan VOTED 5-0-0

Vote on the following Articles 2,3,4,13,18,21,22 for the Spring Town Meeting (3-5)

Article #2 MOTION moved by Mrs. Mackenzie to take no Action on Article #2, seconded by Mr. Barrett VOTED 5-0-0

Article #3

Mr. Johnson told the board the Personnel Board voted (3-1-0) to recommend a 2% increase adjustment for non-union staff effective July 1, 2020.

Mr. Johnson talked about the adding of new positions. Adding the positions of:

Adding Superintendent of Parks, Cemeteries & Forestry (p-5)

Adding Superintendent of Highways (p-5)

Removing the position of Superintendent of Highway & Parks

Adding the position of Treasurer Collector (p-5)

Adding the position of public Health Nurse (H-1)

Adding the position of Assistant Council on Aging Director (p-10)

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article #3 seconded by Mr. Gallivan VOTED 5-0-0

Article #4 Mr. Johnson this is a standard article on the warrant and it is not needed.

MOTION moved by Mrs. Mackenzie To recommend No Action on Article #4 Seconded by Mr. Gallivan VOTED 5-0-0

Article#13:

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article #13 seconded by Mr. Gallivan VOTED 5-0-0

Article #18 Mr. Johnson explained what this about. The purpose of this article is to supplement a \$70,000 grant to the Town by the Clean Water Trust from the Mass department of environmental protection. The grant will enable the Water Department to purchase the equipment necessary to assign GPS locators to the Town's water gates and hydrants.

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article #18 seconded by Mr. Gallivan VOTED 5-0-0

Article #21 this article relates to the inclusionary Bylaw. Mr. Barrett these are the two articles that we have had a workshop on this and there were a lot of questions from residents. Mrs. Mackenzie what are the concerns from the Planning Board Ashley Clark the concerns that they had about going to far having to much affordable housing. If we only need 10% some of these projects need 15%. I don't think we will ever get to 15%. There were some language concerns and we had to make some changes to the language. Mr. Barrett the Planning Board is going to have another look at it when they have the public hearing. We keep an open dialogue with Planning Board. Mr. O'Neil we spent quite a while at the workshop. We are not sure we want it to go above the 15%. You think it would be difficult to get to the 10%. The way projects come on and there is not affordable housing available. You need a buffer. Mr. Mackenzie we have had a lot of dead end roads that are well under. You can put in a seven-lot subdivision on a road. Make it so they fall under that not five. Ms. Clark explained there is a 10-year limit. I am not sure that is what a developer will want to do. Mrs. Mackenzie there are a lot of loopholes that do not trigger. Ms. Clark there are a lot of 4 and 3 lot subdivisions. Every 10 years we hope to get to the 10%. Mr. Barrett we have had a lot of feedback from residents. We do not want to make it easier for developers to build 40B's. It is a long process. Mr. Johnson Showed the Board the sheet that has some information about this. Ms. Clark told the Board she sent postcards to RTM. Mr. Salvatore likes the idea of the question sheet. He asked maybe Walpole cable could edit out these hearings that have taken place. Good way to get it in one place. Some of those questions will be answered. Ms. Clark I am not sure if Walpole Media can do that but I can ask. Mr. Salvatore It should be for all articles. It is appropriate because 40B exists. One thing I wondered about was something Mr. Flowers said we are not looking for one unit from projects. Boston is at 12 units or more, Medfield is at six units. Mr. Barrett we engaged a consultant who assisted with a lot of data information. What kind of units and cost of living in the town and she looked at all the towns around us. Based on those numbers how is that for Walpole. Allow Walpole to have a bylaw that is affective. Mr. Salvatore there is data from other towns. Ms. Clark for Walpole the 80% amid and market for rent so ask a developer. Fees what is putting on the applicant is trying to balance for the developer. Mr. Salvatore this makes a project of six units without concessions. I don't know if a 6-unit subdivision is what we are focusing on. Ms. Clark part of the goal is to have your affordable units in other areas in town. The ZBA has the discretion. A cash payment would really help keep this up to date. Mr. Barrett we don't want to stop building in the town. A developer is looking at an area that can support 6 houses would choose to build larger houses. It might have the opposite effect of what we are looking for. Ms. Clark land is becoming the most expensive to purchase to build on. Mr. Salvatore to me the fewer than 15 developments do not make as much sense to me. Mr. Barrett if there is an aspect of this bylaw and it is not working we can change it. Mrs. Mackenzie it is also ok for a developer to build expensive houses on large lots. Mr. Salvatore we know that Medfield is at 6 and Boston is at 12. Ms. Clark we may get a recession and we would be in trouble. Mr. Salvatore an amendment of this would require a 2/3 vote a T Mtg. Mr. Gallivan we are under the 10%. We are under the gun to do something. If we find it is not working. I think that a developer on the edge may go to 10 units. Knowing one is going to go to affordable. Mr. O'Neil putting together a fact sheet with frequently asked questions. I assume we are still doing that. Ms. Clark that is in the works. Mr. O'Neil we really need to do this.

MOTION moved by Mr. Barrett to recommend Favorable Action on Article #21 Seconded by Mrs. Mackenzie VOTED 5-0-0

Article #22 HOUSING TRUST FUND

Mr. Barrett stated the vehicle set aside by the town or subdivisions. Walpole housing partnership will be dissolved this Board will set up the trust. They will take charge of the housing plan

approved by the state and the funds. There is a cap on the funds that the Housing partnership can do without approval of the Selectmen. Ms. Clark that was the biggest concerns. The numbers of Numbers has been changed to 7 and the skills the people on the trust have. Need someone with knowledge in construction. The oversight and the CPA have been removed from the language of this bylaw. Mrs. Mackenzie I did have a problem before and I like the changes you have made if we can receive money, for instance with grants, I like the check and balance. I like the oversight, they should come through here. Mr. Salvatore likes the setup now and I do like that it is separated from the Housing partnership. I think the Trust should have a task to spend the money that is underlined by statute and law. It is not being spent in a political way. The Housing Partnership should not be dissolved. Working on other zoning provisions. I do not see where they should be dissolved. Mr. O'Neil there is a great deal more to be done. I think your idea is right. Mr. O'Neil I understand what you are saying. Mr. Gallivan thinks the changes are very good and I agree with Mr. Salvatore that Housing Partnership should stay together. Setting up the trust does not solve the housing issue. Mrs. Mackenzie questioned what is the status with the master plan implementation committee. One part of that was a housing component. Once that is done it could be more of an active. They can keep up with these articles. Mr. Gallivan we are implementing workshops to talk about MPIC, Housing Partnership and Housing Trust Fund. Get the group together and talk about this. Mr. O'Neil thinks a lot has been accomplished by this committee. Really good work and Ashley you have done a lot of good work as well.

Article #22

MOTION moved by Mr. Barrett to recommend Favorable Action on Article #22 seconded by Mrs. Mackenzie VOTED 5-0-0

FY 21 budget review and update from the Town Administrator and possible

Mr. Johnson wants to talk about the health insurance we funded for 8% and we are at 2.5%. Talked about legal services. We have \$60,000 left in legal budget. I am being mindful. He is increasing the budget by an additional \$5,000. Treasurer tax collector increasing from \$95,000 to 101,000. Increase Planning Board expense line by \$7,500 and increase Community development by \$500. Ms. Clark has done a great job, I cut it by \$500 and I will like to add back in. I put extra money for Firefighters personnel \$77,801 and expenses \$9,576 and Police dept. Increase in personnel services by \$5,000. The purpose of the increase in Fire is to cover the additional cost of hiring an additional Firefighter. Bring four groups up to 10. Chief Bailey is going to bring in candidates to fill those roles. Mr. Johnson the police and fire are on our workshop schedule next week. Rick Mattson is also going to attend. School increase they asked for 4.8%. and we increased the total budget by \$288,977, which represents an increase of 3.92%. Tri County about \$3000. Council on Aging increase in employee hours for \$7,500. People are coming in and out. Veteran benefits increase of \$10,000. Trails Committee does a lot with little money and the Finance committee asked me to put \$500 to the Committee. Mr. O'Neil police and Fire and DPW are important aspects going forward. Do something about Tri-County. At some point we need to chat with them. Per pupil basis it is very high. Mrs. Mackenzie noted the amount of volunteers we have there is a lot of work being donated over there COA. We could be paying a lot more.

Mr. Salvatore the Public schools you said there was a cap of \$800,000. They are asking for the 4.8%. Since then increase of \$288,000 dollars representing the closing of the cap. So that brought it up to 3.9%. Has the school found any savings. Mr. Johnson they are proposing increasing fees to the bus ride. Fees for preschool they were going to look at. Exploring different ones, they are going to Finance committee to talk about it.

III. CONSENT AGENDA Items (These items will be VOTED as one motion)

IV. MOTION moved by Mr. Salvatore to accept with gratitude the following donations

1. Kenneth Simpson to Library Materials	\$150.00 (3-7)
2. Judith Hartman to COA Senior Moments	\$25.00 (3-8)
3. Paul and Christine Hendrickson, COA senior moments	\$100.00 (3-9)
4. COA Pool Players, COA Pool table expenditure	\$859.00 (3-10)
5. Walpole Police Union #115, COA creative Corner	\$5 00.00 (3-11)
6. Walpole Police Union #115, COA	\$500.00 (3-12)
7. Frank & Judith Wentworth, COA Senior moments	\$100.00 (3-13)
8. Paul Stajduhar, COA Senior moments	\$100.00 (3-14)
9. Joanne & Ed Damish, COA Senior moments	\$25.00 (3-15)
10 Dorothea Atallah COA Senior moments	\$50.00 (3-16)

Seconded by Mr. Gallivan VOTED 5-0-0

V. **TOWN ADMINISTRATORS UPDATE**

Summer Street- the ZBA is scheduled to open the hearing for the Summer St. 40B application tomorrow night at the Council on Aging at 7PM. We expect a full house and we are preparing overflow rooms.

Charter Charge update-He has heard favorably by Municipalities & Regional Government earlier this month and referred to Senate Committee on Bills in the third reading last week. The next step is for it to get out of Committee and then be acted on by the full senate, then make its way over through the House to start the process over again.

Dupee St 40B- Wall Street Development Corp. submitted their application for a 40B project on Dupee Street. This project is for the construction of twelve (12) duplex condominiums in six (6) buildings to be located on Dupee Street.

Coronavirus- this has been a hot topic over the last few weeks and I wanted to let you know that last week we had our first meeting here in Town Hall with the Board of Health and Public Safety officials. We are keeping a watchful eye on this and working on response plans if necessary.

Article #20- we are working on drafting the necessary language for the Stretch code bylaw. Stretch code is not finalized we will have Phil in to a workshop to discuss this.

He told the Board we had two liquor violations. We will reach out to Town Counsel regarding this matter.

VI. **MINUTES** : February 11, 2020

MOTION moved by Mrs. Mackenzie to approve the minutes of February 11, 2020 Seconded by Mr. Gallivan, VOTED 5-0-0

VII. **Executive Session**

Chairman's declaration

I hereby declare that.

1. Under G.L. c.30A, §21(a) (3), the purpose of the session will be to

•conduct strategy with respect to a Memorandum of Agreement with the Fire Union

And to further hear updates and conduct strategy with respect to Police, Dispatcher and AFSCME contracts from Town Administrator .

That a discussion of the foregoing in open session could comprimse the purpose for the Executive session and:

That the Board shall return to open session at the conclusion of the Executive session

VOTE OF BOARD

Motion moved by Mrs. Mackenzie that the Board of Selectmen go into executive session under G.L. c30A section 21(a) (3) for the purposes and reasons declared by the Chairman with the Board returning to open session at the conclusion of the Executive session (Roll call vote) Mrs. Mackenzie-Aye, Mr. Salvatore-Aye, Mr.Barrett-Aye, Mr. Gallivan-Aye and Mr. O'Neil-Aye

After moving out of Executive session the Board voted the MOA agreement with the Fire Union

MOTION moved by Mrs. Mackenzie to ratify the Memorandum of Agreement with the Fire Union and to sign said agreement seconded by Mr. Gallivan VOTED 5-0-0

MOTION moved by Mr. Gallivan to adjourn at 8:30pm seconded by Mr. O'Neil VOTED 5-0-0