

The Board of Selectmen met on May 28, 2019 beginning at 7:00pm at the Walpole Cooperative Bank South Street Center located at 60 South Street in the Murphy room. 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

### **APPOINTMENTS**

#### 5-24 Angela Cavanaugh seeking appointment to Coalition for Drug & Alcohol Awareness

I recently moved to Walpole from Norwood. I would like to be part of the Community. I opened up my law practice in Dedham. I have a 9-year-old daughter and would like to be involved in this.

**MOTION** moved by Mrs. Mackenzie to appoint Angela Cavanaugh to the Coalition for Drug & Alcohol Awareness, seconded by Mr. Gallivan VOTED 4-0-0

#### 5-25 Michael Yanovitch, seeking a change in the Building Department Fees

Mr. Johnson explained he has been working on this since he came back. Mr. Yanovitch I started it in 2014, something that has been put on the back burner, bringing the fee schedule up to date and using fees from other towns. I utilized towns with similar sizes and further fee structures and we were not the highest. Not impacting renovations significantly, multifamily housing is the largest increase. Dedham has increased their fees. This is what we came up with. We streamed lined gas, electricians.

Mr. Salvatore the proposed fee for residential is \$11 what is it now \$10. For commercial is \$15, and you are looking to go up to \$18 for multifamily.

Ms. Ragosta commercial and residential 3 units per more, \$18 per thousand, if you add the plumbing and gas fee where the 3 units would or more fall? Mr. Yanovitch there should be a list for plumbing or gas. Where would it show 3 units? Mr. Yanovitch it would be new commercial. If someone is going to build a 3 or more unit structure it is \$48 per thousand would be there fee. Ms. Ragosta what if it is a 5million dollar project? Mr. Yanovitch it would be \$20,000 for plumbing and gas.

Mrs. Salvatore for the main permit do you pay for the sub trades? Mr. Yanovitch that is the most common practice. The sub trades pay on their individual fees as well. Mr. Salvatore lets say you are paying to renovate your home. Mr. Gallivan most of these can be applied for online. Pushing for an easier permit process. Mr. Gallivan I think that is a great idea. Make it easier for people is a good thing. Talked about tents and signs.

Mr. Salvatore what tent are you talking about? Mr. Yanovitch Large tents for events that come up. Mr. Salvatore what about temporary signs? It is for establishments that are waiting for their signs to be made. This is an average for what people pay. Some do not get charged at all.

Mrs. Mackenzie a temporary sign could be a banner for a business. Temporary signs for businesses that do not have their signs up yet. Mr. Yanovitch It gives us leverage for people that don't take their sign down when they have gone beyond the time.

Ms. Ragosta why do we charge for signs? Signs are in the building code. We charge because we have to review the plan. When the sign is installed the electrical inspector goes out and inspects.

*Mr. O'Neil arrived at meeting.*

**MOTION** moved by Mrs. Mackenzie to approve the changes in the fee schedule recommended by the Building Commissioner as presented in 5-25, seconded by Mr. Gallivan VOTED 4-0-1 (Mr. O'Neil abstained)

### **OPEN FORUM**

Joanne Damish, I wanted to thank Ann Ragosta for her service. The biggest volunteer job has been this job. I know that Ann tries to help people with their problems. Got active in things that need to be done. This is probably the last night you will be here. The new Main Meeting Room is beautiful. It is unfortunate that you have the incident. Much more pleasant place than it has been. This is Ann's last meeting. I am pleased to represent the town and thanking Ann for her service.

Donna Sherman- I came out tonight, I am relatively newbie. I am involved in the senior center. Ann does her homework; I think she spends more time than anyone gathering information. I appreciate her integrity; she has never swept anything under the rug. You are fabulous Ann.

Bill Hamilton-I hope that after talking to several taxpayers, there is an opportunity, taxpayers want to lower taxes. We have an opportunity, with Ann's record of trying to lower taxes.

### **NEW BUSINESS**

5-26 request to use \$100,000 of PEG Technology & Infrastructure funds for the Meeting Rooms at Town Hall

Mr. Johnson we have the new meeting room coming on at Town Hall. Would like to use the funds to update the cable infrastructure at Town of Walpole the Main Meeting room and the new one in the old senior center

**MOTION** moved by Mrs. Mackenzie to approve the request to use \$100,000 of PEG Technology & Infrastructure funds for the Meeting Rooms at Town Hall, seconded by Mr. Gallivan VOTED 5-0-0

5-27 request of Recreation Dept. to host national night out on August 6<sup>th</sup> at 5:30 -10:30 on Stone field

**MOTION** moved by Mrs. Mackenzie to approve the request of Recreation Dept. to host national night out on August 6<sup>th</sup> at 5:30 -10:30 on Stone field seconded by Mr. Gallivan, VOTED 5-0-0

5-28 request of union congregational church to hold annual Apple Harvest Fair on Sept 14 from 10-3

**MOTION** moved by Mrs. Mackenzie to approve the request of union congregational church to hold annual Apple Harvest Fair on Sept 14 from 10-3 and to make Rhoades Ave one-way street on fair day seconded by Mr. Gallivan VOTED 5-0-0

5-29 request to hold Camy 5K Run & David 5k walk on November 9, 2019

**MOTION** moved by Mrs. Mackenzie to approve the request to hold Camy 5K Run & David 5k walk on November 9, 2019 starting at 9:30am for kids Walk at 9:50 and Camy Run at 10am seconded by Mr. Gallivan VOTED 5-0-0

5-30-5-32 Main Street live requests:

5-30 one day Beer and Wine Licenses for Ravens Nest on Fridays and Saturdays 6/7-9/14

**MOTION** moved by Mrs. Mackenzie to approve one day Beer and Wine only Licenses for Ravens Nest on Fridays and Saturdays 6/7-9/14, this must be served from outside in the enclosed fenced in area and not inside per the ABCC regulations. Seconded by Mr. Gallivan VOTED 5-0-0

5-31 one day Beer and Wine Licenses for Tessie's on Fridays and Saturdays 6/7-9/14

**MOTION** moved by Mrs. Mackenzie to approve one day Beer and Wine only Licenses for Tessie's on Fridays and Saturdays 6/7-9/14, this must be served from outside in the enclosed fenced in area and not inside per the ABCC regulations seconded by Mr. Gallivan, VOTED 5-0-0

5-32 one day Beer and Wine Licenses for Jalapeno's on Fridays and Saturdays 6/7-9/14

**MOTION** moved by Mrs. Mackenzie to approve one day Beer and Wine only Licenses for Jalapeno's on Fridays and Saturdays 6/7-9/14, this must be served from outside in the enclosed fenced in area and not inside per the ABCC regulations. Seconded by Mr. Gallivan, VOTED 5-0-0

5-33 request for one day all alcohol license for Walpole Sportsman's association on Sept 14 noon-6pm

**MOTION** moved by Mr. Salvatore to approve the one day all alcohol license for Walpole Sportsman's association on Sept 14 noon-6pm, seconded Mrs. Mackenzie VOTED 5-0-0

5-34 request of Boyden School to hold 5K&1mile fun run event on November 2, 2019 beginning at 9:10am

**MOTION** moved by Mr. Salvatore to approve the request to hold the Boyden School 5k & 1 mile fun run on November 2, 2019, seconded by Mrs. Mackenzie VOTED 5-0-0

5-35 request of One day live entertainment Walpole Sportsman's association Sept 14 12pm-6pm

**MOTION** moved by Mrs. Mackenzie to approve the One-day live entertainment Walpole Sportsman's association Sept 14 12pm-6pm Seconded by Mr. Salvatore VOTED 5-0-0

5-36 request to change of Sunday hours for Finnegan's Wake to 10am-1am

**MOTION** moved by Mrs. Mackenzie to approve the request to change of Sunday hours for Finnegan's Wake to 10am-1am seconded by Mr. Gallivan  
5-0-0

5-37 request to hold Block Party on June 8<sup>th</sup> from 3-9pm at Red Gate Road

**MOTION** moved by Mr. Salvatore to approve the request to hold Block Party on June 8<sup>th</sup> from 3-9pm at Red Gate Road seconded by Mr. Gallivan VOTED 5-0-0

5-38 request to have live entertainment on Saturday June 8<sup>th</sup> 6-9 pm at 6 Shady Lane

**MOTION** moved by Mr. Salvatore to approve the request to have live entertainment on Saturday June 8<sup>th</sup> 6-9 pm at 6 Shady Lane seconded by Mrs. Mackenzie, VOTED 5-0-0

5-39 request to have Block party at Francis Rd June 22<sup>nd</sup> 3-9pm

**MOTION** moved by Mr. Salvatore to approve the request to have Block party at Francis Rd June 22<sup>nd</sup> 3-9pm seconded by Mrs. Mackenzie, voted 5-0-0

5-40 Request from resident on Main Street for a sidewalk Between Clarkson Drive and William Street from the State

**MOTION** moved by Mrs. Mackenzie to send a letter to Mass DOT on behalf of resident on Main Street for a sidewalk Between Clarkson Drive and William Street from the State seconded by Mr. Gallivan VOTED 5-0-0

Mr. Johnson I am asking you to send it to the state. Mr. Gallivan it would be great to have a stretch of sidewalk there. Mr. Salvatore talks about Broad and Huntington on the opposite side of Route one. We should have public works do a survey. There are certain areas where you have look at to see if sidewalks are needed.

5-41 charge to the School Building Committee

**MOTION** moved by Mrs. Mackenzie to approve the charge for the School Building Committee, seconded by Mr. Gallivan

DISCUSSION ENSUED

Mr. Johnson explained that was something people were asking what this committee does. I worked with Superintendent Gough, it covers the entire charge. MR. O'Neil does it make sense to make dates. Mr. Johnson right know Bridget and I are working on an Agenda. Lay out the time schedule, there is not much for them to do. If they accept us that is when the committee will get going. Mr. O'Neil so this is dealing with Modular 3 &4. I think it is fine and provides good direction, at some point there needs to be a schedule. Mr. Johnson the state is dictating those dates. We have to meet all those deadlines.

Ms. Ragosta on page 2. Will this committee prepare a matrix of all of these options? Who decides what way we should go?

Mr. Johnson they will give us the OPM. There will be public input. Mr. Gallivan that is not this year. The state is looking for very specific things and they will decide is we get into the next phase, once we get accepted, and then we have to hire an OPM.

All meetings will be public with public hearings. No one knows what is going to happen until we are accepted.

Mr. Salvatore I am sure the state gives a lot more guidance, for levels 3 & 4. What you are expected to have done including the Dates.

VOTED 5-0-0

5-42 to send letter to Conference Committee seeking support in obtaining Prison Mitigation Funds

**MOTION** moved by Mrs. Mackenzie to send letter to Conference Committee seeking support in obtaining Prison Mitigation Funds, seconded by Mr. Gallivan VOTED 5-0-0

Mr. Gallivan the senate removed it from their budget and we are asking our representatives for support.

5-43 Bid Contract No. 2018-08A Alternate #1 Coney St. Reconstruction in the amount of \$35,000.00 to Walsh Contracting corp.

**MOTION** moved by Mrs. Mackenzie to award Bid Contract No. 2018-08A Alternate #1 Coney St. Reconstruction in the amount of \$35,000.00 to Walsh Contracting corp., seconded by Mr. Gallivan VOTED 5-0-0

This is for a video system, busy intersection there; we do have the funds in the contract. Mr. O'Neil was there a reason it wasn't in the bid specs. Normally we wouldn't come back to the Board.

5-49-Bid Contract 2019-26 Crack Sealing to Sealcoating, Inc. in the amount of \$36,270.00

**MOTION** moved by Mrs. Mackenzie to award Bid Contract 2019-26 Crack Sealing to Sealcoating, Inc. in the amount of \$36,270.00, seconded by Mr. Gallivan VOTED 5-0-0

5-50- Intermunicipal agreement between Walpole/Sharon for La Quinta Hotel and Mitigation & Development Agreement

Mr. Johnson I am asking this Board to approve this, this has been vetted by them, me, our counsel, their counsel. There is a 55%/45% taxes split. The Sewer and Water commission are still vetting this process and this is ready to go. David owner is here with Counsel. Mr. Salvatore the MWRA has to approve. Mr. Johnson yes because it shares a portion of the hotel is in Sharon. Mr. Salvatore so they are reviewing sewer. Mr. Gallivan explained we are talking about the Applebee's site.

Ms. Ragosta, I am opposed to this I think this is bad for Walpole, as we are allowing another town to connect to our water. We already restrict what the residents in Walpole use. We charge more to those that use more water. Large volume users. We do that to those that use a lot of water. Mr. Johnson explained this agreement covers responders, two sets of standards, including zoning. Ms. Ragosta my concern is allowing a Sharon business to use our water.

Mr. Salvatore has sewer and water have they said yes. Mr. Johnson noted they have not authorized anything yet. So they have not approved it yet. Their process is different than our process.

Attorney Joanna Giorgio Hilvert, to clarify, the intermunicipal agreement is primarily with zoning, the hotel because it straddles the town line, there will be water restrictions, the portion of Sharon. That is a separate process. We have met with Rick Mattson, to infrastructure improvements. This is more the permitting part. The sewer and water have their own agreements. The permitting fees close to one million in sewer fees. The entrance is in the Town of Walpole.

Mrs. Mackenzie I think Mr. Johnson did a great job for Walpole. We talk about being business friendly; we are getting above what we would get if it was just a regular hotel. We are talking about taxes.

Mr. O'Neil are we giving anything up. Are we treating them equally to everyone else in town? Mr. O'Neil so there is no down side. That is what I thought; I want to make sure we clarify. This agreement worked out well for us.

Mr. Gallivan thinks it is a good Project for Walpole.

Owner we are trying to get into this market. My background is environmental, I am a planner. This hotel, we are putting solar panels on the roof and sheds to park the cars. We are going to put in 5 charging station. Recycling grey water, dealing with the stretch code. Being Lead certified. I did the outlets in Wrentham.

Mr. Salvatore how is this tax going to be collected. Mr. Johnson we have to bill Sharon for their portion of it. Are the rates the same? What is the rate for the tax? Mr. Johnson it is at 6.2 percent.

Owner I have been doing this since 1969. The staff, the fire, police have worked very well with their counter parts.

**MOTION** moved by Mrs. Mackenzie to sign the intermunicipal agreement between Sharon and Walpole for Optima Hospitality Group LLC., seconded by Mr. Gallivan VOTED 4-1-0 (Ms. Ragosta opposed)

**MOTION** moved by Mrs. Mackenzie to sign the Mitigation and Development Agreement with Optima Hospitality Group LLC, seconded By Mr. Gallivan

Mr. Salvatore questioned the fees. Mr. Johnson they are specified there and he will not come back and challenge.

VOTED 4-1-0 (Ms. Ragosta opposed)

#### OLD BUSINESS

**MOTION** moved by Mr. Salvatore to accept with gratitude the following gifts

#### CONSENT AGENDA Items:

- |    |   |            |
|----|---|------------|
| 1. | Dedham Savings , Recreation Community Events            | \$1000,00  |
| 2. | Elegant Homes Medfield, Recreation Program scholarships | \$1,000.00 |
| 3. | Various donors, Library                                 | \$ 270.00  |
| 4. | Numerous donors, Ambulance Gift Account                 | \$ 220.00  |
| 5. | BMS teachers, COA Gift                                  | \$ 100.00  |

Seconded by Mrs. Mackenzie VOTED 5-0-0

MINUTES: April 30, 2019. May 6, 2019, May 14, 2019

**MOTION** moved by Mr. Salvatore to approve the minutes of April 30, 2019, seconded by Mr. Gallivan VOTED 5-0-0

**MOTION** moved by Mr. Salvatore to approve the minutes of May 6, 2019, seconded by Mr. Gallivan VOTED 4-0-1 Ms. Ragosta abstained

**MOTION** moved by Mr. Salvatore to approve the minutes of May 14, 2019, seconded by Mr. Gallivan VOTED 4-0-1 Ms. Ragosta abstained

#### TOWN ADMINISTRATORS UPDATE

Paving- Lorusso corp. will be paving High Street from North to Homeward Lane tomorrow. North Street will be paved from Gould Street to Fisher Street after work is complete on High Street.

Prison Mitigation- He was advised that the Prison Mitigation money was cut by the Senate last week and he is working the Senator and our Representatives to see if they can restore.

Board of Health Tobacco- The Board of Health last night voted to amend its tobacco regulations. These regulations will cap the tobacco permits, which include vapes to the number we have now and not allow any flavors including menthol. The capping of permits starts May 30<sup>th</sup> and the restriction of flavors becomes effective August 1, 2019.

Ms. Ragosta the Board of Selectmen does not have any authority? Mr. Johnson, no the BOH has the authority.

## ADJOURNMENT

Mr. Gallivan Motion to adjourn at 8:14pm, seconded by Mrs. Mackenzie, VOTED 5-0-0

Ms. Ragosta, this is her last night as Selectmen. It has been an honor and privilege to serve the residents. It is truly the people of Walpole that make you great.