

The Select Board met on Tuesday, March 15, 2022 beginning at 7:00pm in the Main Meeting Room of Town Hall. Board member Mackenzie was absent. The following members were present:

Mark Gallivan, Chair  
Benjamin Barrett, Vice Chair  
Glenn Maffei, Clerk  
James O'Neil

Also participating  
James Johnson, Town Administrator  
Aoife Kelly, Executive Assistant

### Appointments

#### Call to Order and Pledge of Allegiance

Chair Gallivan called the meeting to order at 7:00pm followed by the Pledge of Allegiance.

#### Public Hearing for a Wines & Malt Beverages Package Store License for East Walpole Market & Deli, Inc., dba East Walpole Market & Deli, 196-198 Washington Street. (Vote expected)

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to open the public hearing for East Walpole Market & Deli Inc. for a wines & malt beverages package store license located at 196-198 Washington Street. Motion Passed (4-0-0). Jim Johnson provided an overview of the application and addressed the issues that were outstanding with the Fire Department. Business owner Elie Nakhoul and Roney Nakhoul were present to answer any questions. Public comment was provided by Susan Lawson, RTM Precinct 2, who spoke in favor of the application. The Board outlined to the candidate that it is very important that the applicant takes all measures necessary to make sure there are no incidents but are supportive of the application.

On motion of Board member O'Neil, seconded by Vice Chair Barrett, voted to close the public hearing. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to approve request of East Walpole Market & Deli Inc. for a wines & malt beverages package store license located at 196-198 Washington Street with no alcohol sales prior to 8am Monday – Saturday and prior to 10am on Sundays and must complete all necessary repairs as outlined by the Fire Department and have the property re-inspected by Building and Fire prior to issuance. Motion Passed (4-0-0).

#### Cultural Council Interviews and Vote for appointment (Five Regular Positions)

Candidates Robert Byrd, Elizabeth Connolly and Kerry Pitman were in attendance. Candidates Aaron Singer and Sharon Wood were unable to attend the meeting. Each candidate present was given the opportunity to introduce themselves to the Board and expand on their background and interest. The Board thanked each of the candidates for volunteering and getting involved with the Cultural Council.

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Robert Byrd as a regular member of the Cultural Council effective April 1<sup>st</sup>. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Elizabeth Connolly as a regular member of the Cultural Council effective April 1<sup>st</sup>. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Kerry Pitman as a regular member of the Cultural Council effective April 1<sup>st</sup>. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Aaron Singer as a regular member of the Cultural Council to fill a vacancy. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted to appoint Sharon Wood as a regular member of the Cultural Council to fill a vacancy. Motion Passed (4-0-0).

### Open Forum

Cliff Snuffer, RTM Precinct 2 provide comment to the Board. Cliff spoke about damages of inflation, the annual town budget and the assistance needed by seniors.

### New Business

#### Discussion and Vote on Norfolk County offer to lease four parcels of land (13-169, 13-167, 13-166 & 18-21)

Jim Johnson provided an update on this item and how the Commissioners responded to the Select Board's requests. The Board discussed the offer by the Commissioners and advised the public to keep an eye out for the public forums. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to not accept the Norfolk County offer to lease the four parcels of land and authorize the Town Administrator to inform the County Commissioners. Motion Passed (4-0-0).

#### Vote to award Bid/Contract #2022-14, Walpole High School Feasibility Study – Owner's Project Management Services to Compass Project Management, Inc.

Jim Johnson provided some background on this item and expects it to take around 4-5 months to complete. The Board discussed moving forward with this and how this is just the first step in the process and a lot of unknowns that need to be identified. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to award Bid/Contract #2022-14, Walpole High School Feasibility Study – Owner's Project Management Services to Compass Project Management, Inc. Motion Passed (4-0-0).

#### Discussion and Vote on proposed Spring 2022 Town Meeting Warrant Articles

Jim Johnson provided an update to the Board on where the Finance Committee stands in terms of voting and gave an overview of the articles that action has been taken on. On motion of Board member O'Neil, seconded by Clerk Maffei, voted no action on Article 2, Personnel By-law Amendments. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted favorable action on Article 3, Personnel Board Salary Schedule. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted favorable action on Article 5, FY23 Budget. Motion Passed (4-0-0). The Board noted that over the past several months a lot of dialogue as occurred in terms of the FY23 budget. On motion of Board member O'Neil, seconded by Clerk Maffei, voted no action on Article 13, Prior Year's Unpaid Bills. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted favorable action on Article 14, Cable Fund Transfer. Motion Passed (3-0-1). Chair Gallivan abstained. On motion of Board member O'Neil, seconded by Clerk Maffei, voted favorable action on Article 15, Rescind Prior year borrowings. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted favorable action on Article 17, Solar Installation at WPS sites. Motion Passed (4-0-0). On motion of Board member O'Neil, seconded by Clerk Maffei, voted favorable action on Article 18, Amendment to Stormwater Management Bylaw. Motion Passed (4-0-0).

#### South Walpole Community Athletic Complex Project Update

Jim Johnson provided an update to the Board on the progress at the South Walpole Community Athletic Complex. Over the next few weeks the following projects will be moving forward: bathroom facilities, playground and basketball courts. The work on the playground will be starting in June, but dependent on lead time for materials. The DPW has dug out some of the area for basketball courts and will be doing a lot site prep for all three locations and I would like to thank the DPW team for all their hard work to date. I expect most of the work to be ongoing throughout this year and hopefully wrapping up sometime in Fall/Winter of this year. The Board thanked for Friends of Walpole Recreation for their help and financial support for this project.

Request of Walpole Mobil, 980 Providence Highway for a KENO monitor for existing KENO TO GO, a vote is only necessary if the Board does not approve

Jim Johnson outlined to the Board that the Mobil already has KENO TO GO service and this request is to add a monitor and the Board is only required to take a vote if they object to the request.

Vote request for Change of Officers/Directors for Texas Roadhouse Holdings LLC dba Texas Roadhouse, 102 Providence Highway

Associate Elizabeth Pisano, Upton, Connell & Devlin, LLP was present. On motion of Board member O'Neil, seconded by Clerk Maffei, voted to approve request for Change of Officers/Directors for Texas Roadhouse Holdings LLC dba Texas Roadhouse, 102 Providence Highway. Motion Passed (4-0-0).

Vote request of Little Bellas to use Adams Farm on Sundays from July 24 until August 28, from 3pm to 5:20pm for bike skills and trail riding

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to approve request of Little Bellas to use Adams Farm on Sundays from July 24 until August 28, from 3pm to 5:20pm for bike skills and trail riding. Motion Passed (4-0-0).

#### CONSENT AGENDA

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to accept with gratitude the following donations:

Multiple Donors to Smiling Eyes Financial Assistance	\$64
Walpole COA Pool Players to COA Gift Pool Table Related Expenses	\$75
Christos Kirousis to COA Gifts	\$25
Ronald & Iris Nasson to COA Gifts	\$25

Motion Passed (4-0-0).

#### Minutes

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to approve the Minutes of March 01, 2022 as presented in our packet. Motion Passed (4-0-0).

#### Town Administrator's Update

##### Johnson Middle School Building Review & Feasibility

Currently working with Compass for their review. I expect a draft within the next 4-5 weeks or so, once we get something finalized I would like to invite Bryan and his team to walk you through it and see what the Board would like to do.

##### Carolyn Woodward Playground

The construction at the playground is scheduled to start within the next two weeks. The Parks Department is going to start by taking out the old playground and the stumps, setting the base for the contractor which is O'Brien & Sons. O'Brien & Sons said they will be out on the site in April and it should take 4-6 weeks to build out. This will be another handicap accessible playground, the current equipment is from the 90s and some of it was hand-me-downs from the City of Taunton. It will be nice to have the equipment replaced and it will be a bigger area for the kids to play in and that was the reason behind some of the trees being removed.

### Fireworks

Walpole Fire Department is moving forward with developing plans for fireworks for the 4<sup>th</sup> of July weekend. I believe Chief Bailey will be coming in before your Board in the near future to discuss this. He is currently working with the Deputy to finalize some plans for this.

### Washington/Short & Polley Intersection

This intersection over the last few months has seen some significant accidents. You may recall that Town Meeting appropriated funds to design a light at that intersection. This project is out to bid now for construction. Chris Johnson and the DPW Team had a bid conference today and bids are due in on March 23 so hopefully we can get this on the construction schedule for the summer and really improve that intersection.

### Old Town Hall

We put this out to bid, twice with no responses, we did have a group that I thought was interested but it does not appear that it is going anywhere. I'm looking to conduct an assessment review, similar to what we are doing at the Johnson Middle School, so we know exactly what is needed in terms of work. We have walked through there with a few local architects and people who were interested but once they saw it and what was needed there; they all said the same thing \$1-2million if I was to come into this building. We have put some feelers out to Compass and another firm that did a similar project in Medfield. Once the assessment is done, obviously I will come to you if we decide to do an assessment. If it is minor I think we could absorb it in the Town Administrator budget. Then come to you with information and further details, I'm getting a sense though that a capital investment is needed in order to put us in a better position to get a tenant in there. I really don't know what that means as far as money, could we use ARPA funds could we use free cash – very much up in the air. Just wanted to put this on your radar, I know there is a petition out there that is well intentioned. I just want to make sure we know what we are getting into before we start to open up that building.

On motion of Board member O'Neil, seconded by Clerk Maffei, voted to adjourn the meeting and the meeting was adjourned accordingly at 8:10pm. Motion Passed (4-0-0).