

The Select Board met on Tuesday June 21, 2022 beginning at 7:00pm in the Main Meeting Room of Town Hall.
The following members were present:

James O'Neil, Chair
Glenn Maffei, Vice Chair
Allyson Hamilton, Clerk – Remote Participation via ZOOM
Mark Gallivan
Benjamin Barrett

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

Appointments

Call to Order and Pledge of Allegiance

Chair O'Neil called the meeting to order at 7pm followed by the Pledge of Allegiance.

On motion of Board member Gallivan, seconded by Vice Chair Maffei, vote to take the consent agenda out of order.
On roll call vote of the Board, Motion Passed (5-0-0).

CONSENT AGENDA

Rockland Federal Credit Union Manager Marlene Girvan and Fire Chief Bailey were present. Marlene presented a check to the Fire Chief for \$15,000 towards the Night Before the Fourth Gift Account. The Board thanked Marlene for the generous donation. On motion of Vice Chair Maffei, seconded by Board member Gallivan, voted to accept with gratitude the following donations:

Multiple Donors to Night Before the Fourth Gift Account	\$15,450
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Tyler Forgeron to Hometown Hero Banner Program	\$100
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On roll call vote of the Board, Motion Passed (5-0-0).

Interview and Vote to promote Meagan Priest to a full member of the Council on Aging Board

Meagan Priest was present and outlined to the Board why she is interested in becoming a full member of the Council on Aging Board. The Board thanked Meagan for her input so far as an associate and are glad she is asking to become a full member. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to promote Meagan Priest to a full member of the Council on Aging Board. On roll call vote of the Board, Motion Passed (5-0-0).

Compass Project Management – Update on Johnson Middle School, Old Town Hall & High School Feasibility studies

Compass Project Management Team of Bryan Jarvis, Tim Bonfatti and Gerard McCarty were present. Bryan gave a brief presentation to the Board on the status of the High School Feasibility project and the possible timeline of the project if the Town moves forward. Bryan highlighted the programming priorities and focused on educational/architectural and community. Bryan also outlined the preliminary total project budget, the feasibility approach and the various architectural renderings on potential options/ideas. The Board had numerous questions for Bryan in respect to the square footage needs; any increases that will possibly be made to the areas occupied by science; STE(A)M and SPED classes. Superintendent Dr. Gough provided comment on the study. The Board thanked Bryan and look forward to more conversations and workshops on the topic.

Tim Bonfatti and Gerard McCarty presented to the Board in regards to the recent assessment study conducted on the Old Town Hall. Tim outlined to the Board that they concluded that about \$220,000 would be needed to preserve the asset but did make it known to the Board that all systems have exceeded life span. Tim informed the Board that dependent upon the reposition of the asset different building codes would be triggered and recommended retaining a

qualified development consultant to provide an opinion on potential uses. Gerard provided insight to the Board on a similar project he was involved in at another Town, substantial funds were needed to just do the basic building, and then additional funds were needed to specialize the building for a particular use. The Board discussed the amount of funding that would be needed to just get the building renovated and up to code depending on the specific use. The Board thanked Compass for the detailed report that lays out the steps need including the immediate funding required to preserve the asset. The Board agreed that they need to consider at least funding the \$220,000 to just preserve the building but more talks need to be had in terms of what they envision the space being in the future.

Tim Bonfatti and Gerard McCarty presented to the Board on the recent assessment study conducted on the Johnson Middle School. Tim outlined the three potential uses for the site that would be vacated in the Fall of 2024 – Recreation Center, Preschool or removal of the building down to the building pad and used for private development either leased or purchased. Tim informed the Board that the potential cost of the building removal would be approximately \$5million and mentioned that if the building was to remain under the existing use less building codes would be triggered then if it was decided to change the use of the building. Gerard informed the Board that if the site was to be used for development the location of the existing aquifer would limit the size and possibilities – the area of potential development is the current school footprint. The Board agreed that there were some good ideas on the table but more conversations need to be had. The Board thanked the group for all the information on the three locations and recognized that a number of additional meetings would need to take place – one among the Select Board and Building Maintenance in regards to the Old Town Hall and then possibly smaller meetings with school groups to determine a list of priorities and goals for the High School and finally maybe a Johnson Middle School workshop similar to the previous ARPA discussions.

Open Forum No one present.

New Business

Bid/Contract Awards:

Carl Balduf Town Engineer was present to provide an overview of this contract to the Board and what it includes. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to award Bid/Contract 2022-24 Complete Streets Improvements at Various Locations to Dagle Electrical Construction Corp. and authorize the Town Administrator to sign all related documents. On roll call vote of the Board, Motion Passed (5-0-0).

Vote request of Cub Scout Pack 44 to use the Common (in front of the Post Office) on September 10, 2022 from 12-3pm for a ScoutsBSA Join Scouting Day

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Cub Scout Pack 44 to use the Common by the Post Office on September 10, 2022 from 12-3pm for a ScoutsBSA Join Scouting Day. On roll call vote of the Board, Motion Passed (5-0-0).

Road Race Requests:

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Tom Hart to hold a Walpole Community Policing 5K on October 2, 2022 from 8am-12pm on the trails in the Town Forest behind the police station. On roll call vote of the Board, Motion Passed (5-0-0).

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Paul Clerici to hold the 2022 Camy 5K Run & 5K Walk on November 12, 2022 from 9:30-1pm in the area of Stone Street. On roll call vote of the Board, Motion Passed (5-0-0).

Vote to approve request of Stacey Caman for a One Day Entertainment Permit at 7 Jorie Lane on July 3, 2022 from 6-11pm

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Stacey Caman for a One Day Entertainment Permit at 7 Jorie Lane on July 3, 2022 from 6-11pm. On roll call vote of the Board, Motion Passed (5-0-0).

Minutes

On motion of Vice Chair Maffei, seconded by Board member Gallivan, voted to approve the Minutes of May 24, 2022 as presented on our packet. On roll call vote of the Board, Motion Passed (4-0-1). Clerk Hamilton abstained. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the Minutes of June 6 and 7, 2022 as presented in our packet. On roll call vote of the Board, Motion Passed (5-0-0).

Town Administrator's Update

Master Plan Survey

Patrick Deschenes asked me to remind the Select Board that the Master Plan Steering Committee currently has a survey available online on the town website looking for citizen and resident feedback. They are hoping to have the survey finalized the end of this month beginning of July.

Fire Works on July 2

The parade is kicking off around 6pm from East Walpole and fireworks will start around dusk.

Executive Session

Chair O'Neil stated that the Board's intention to go into Executive Session for Purpose 2: To conduct strategy sessions in preparation for negotiations with non-union personnel or to conduct collective bargaining sessions or contract negotiation with non-union personnel. Purpose 3: To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares and Purpose 6: To consider the potential purchase, acquisition and/or value of property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to enter executive session for the purposes stated by the Chair, with the Board returning to open session at the conclusion of the executive session. On roll call vote of the Board, Motion Passed (5-0-0).

The Board moved out of Executive Session at 9:35pm.

Additional New Business

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve and sign the Contract Amendment for Elizabeth Gaffey as Town Clerk. On roll call vote of the Board, Motion Passed (5-0-0).

On motion of Vice Chair Maffei, seconded by Board member Barrett, voted to adjourn and the meeting was adjourned accordingly at 9:40pm. On roll call vote of the Board, Motion Passed (5-0-0).