

The Select Board met on Tuesday July 12, 2022 beginning at 6:30pm in the Main Meeting Room of Town Hall.
The following members were present:

James O'Neil, Chair
Glenn Maffei, Vice Chair
Allyson Hamilton, Clerk
Mark Gallivan arrived at 6:50pm
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 6:40pm followed by the Pledge of Allegiance.

Old Town Hall Discussion and Possible Vote on use of ARPA Funding

Chair O'Neil outlined that ARPA funding & capital requests have been discussed over a number of previous Select Board meetings but tonight the discussion will focus on the Old Town Hall, immediate repairs and how to move forward with marketing the building. Chair O'Neil explained that the Compass report is particularly detailed and highlighted a company that they might possibly work with in order to market the building. Chair O'Neil also outlined to the Board that the discussion should not end with the immediate repairs but should also include what real action needs to be taken in terms of what to do with the building.

The Board agreed that the use of the funds for the immediate repairs was completely necessary. Board member Barrett suggested a structural review would also be beneficial for making future decisions. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to direct the Town Administrator to submit a request to the County to release \$300,000 of ARPA funds to address the Old Town Hall items identified in the memo dated July 8 and add a structural review. Motion Passed (4-0-0).

A discussion occurred among the Board members in regards to the next steps, which included a new RFP, the possibility of a public private partnership and the option of selling the property to a responsible party that would retain the historic value of the property. The Board agreed that spending the money on a consultant was necessary in the hopes of providing a solid plan on the correct way to move forward with the building. Chair O'Neil suggested that this item needed to be a frequent agenda item, perhaps on a quarterly basis to being with.

Discussion and Possible Vote on Gill Street traffic pattern during the current phase of roadworks

Fire Chief Bailey and Police Chief Kelleher were present. Jim Johnson outlined the current traffic patterns on Route 1A which includes a section of North St being closed to accommodate the current roadworks and Spear Avenue becoming a one-way road. Jim informed the Board that a concern was raised by the Fire Department in regards to turning radius on Gill Street, which is currently a two-way street.

Chief Bailey thanked the Board for giving him the opportunity to raise this issue, he outlined to the Board that North Street is the department's major route to North Walpole with 491 responses to that area with fire apparatus so far this year. The Chief explained that with the current conditions of Main Street their response times have dropped significantly but Westwood does offer assistance in the northern section of town. A discussion occurred among the Board members in terms of the pros and cons of potentially making Gill Street a one-way and also the importance of traffic management by the police in the area.

Chief Kelleher provided an update to the Board on the current police present in that area since the closing of North Street and that additional officers would be assigned as needed. The Board thanked both Chiefs for the information and

highlighted the importance of constant communication with the State and making the requests as needed for more signage or staffing in the area since it is a MassDOT project. The Board agreed that an update in two weeks would be helpful and then if required take the request up again in a month or so if there are problems with Gill Street remaining a two-way street.

Town Clerk Elizabeth Gaffey:

Town Clerk Elizabeth Gaffey was present. Liz outlined to the Board the different items that she is requesting the Select Board to vote on that stemmed from “The VOTES Act”. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the Council on Aging as an Alternate Polling Location. On roll call vote of the Board, Motion Passed (5-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to authorize the Chief of Police in conjunction with the Select Board, detail a sufficient number of police officers for each building that contains the polling place for one or more precincts at every election. On roll call vote of the Board, Motion Passed (5-0-0).

Director of Community & Economic Development Patrick Deschenes – Update on 40B projects

Director of Community & Economic Development Patrick Deschenes was present. Patrick provided a comprehensive update on the 40B projects within the Town. Pat covered a number of projects including, Cedar Edge & Cedar Crossing, The Moose Hill Condominiums, The Residences at Pinnacle Point, The Residences at Darwin Commons, Diamond Hill Estates and The Residence at Burns Avenue. Pat also updated the Board on the current status of the Town’s Safe Harbor. The Board thanked Pat for his detailed report that provided a lot of information for each of the 40B projects.

Open Forum – Judy Conroy Housing Authority asked the Board when the meeting would be in regards to the repurposing of Johnson Middle School. The Board informed Judy that the meeting would be happening over the coming months.

New Business

Vote request of DPW Director Rick Mattson to declare six vehicles as surplus

DPW Director Rick Mattson was present. Rick provided comment to the Board on the details of the six vehicles. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of DPW Director to declare the six vehicles listed on the memo dated June 28, 2022 as surplus. Motion Passed (5-0-0).

Vote request of Health Director Melissa Ranieri to sign a DPH Public Health Excellence Grant Inter-Municipal Agreement

Health Director Melissa Ranieri was present. Melissa provided an overview of this agreement to the Board. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of the Health Director to sign a DPH Public Health Excellence Grant Inter-Municipal Agreement. Motion Passed (5-0-0).

Economic Development Commission Main Street Live Requests for September 16, 2022

Patrick Deschenes was present and outlined to the Board the EDC’s requests for this year’s Main Street Live Event. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of the EDC to use the Town Common for the Main Street Live Event, close Elm St between West & Main, a portion of West St and approve request for a One Day Entertainment permit as part of the event. Motion Passed (5-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Marc Romeo for a One Day Wine & Malt Beverage License from 5pm-11pm as part of the Main Street Live Event. Motion Passed (5-0-0).

Eric Hurwitz Walpole Porchfest Requests for July 24, 2022

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Eric Hurwitz to use the Town Common from Walpole Porchfest from 11am-8:30pm on July 24, 2022 and approve request for a One Day Entertainment Permit at the Town Common and several properties in Walpole. Motion Passed (5-0-0).

Destination Downtown Uncommon Art on the Common Event Requests for October 22, 2022

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Destination Downtown to use the Town Common on October 22, 2022 from 12-5pm for Uncommon Art on the Common Event and close Elm St between Main & West and parking blocked on West between Front & Elm subject to the applicant coordinating with necessary departments for the road closure and approved request for a One Day Entertainment Permit for the event. Motion Passed (5-0-0).

Town Forest Committee Membership

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to accept the resignation of Christine Weylman as a full Town Forest Committee member. Motion Passed (5-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to promote Matthew Lundsten to a full Town Forrester Committee member and appoint Christine Weylman as an associate member. Motion Passed (5-0-0).

Renewal of Stadium Event Parking Lot License at 44 Water Street

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to renew Stadium Event Parking Lot License at 44 Water Street with 12 spaces. Motion Passed (5-0-0).

Vote request of Bike to the Beach for Autism to use town roads on Saturday, September 17, 2022 for a charity-cycling event

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Bike to Beach for Autism to use town roads on Saturday, September 17, 2022 for a charity-cycling event. Motion Passed (5-0-0).

CONSENT AGENDA

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to accept with gratitude the following donations:

Multiple Donors to Night Before the Fourth Gift Account	\$1,430
Great Blue Hill Sail & Power Squadron to Library Gift Account	\$100

Motion Passed (5-0-0).

Minutes

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the Minutes of June 21, 2022 as presented in our packet. Motion Passed (5-0-0).

Town Administrator's Update

Borrowing

Myself, Jodi, Patrick & Lisa have a meeting tomorrow with our financial advisors, to discuss the possibility of weighing our options of when to go out to borrow for the remaining \$27-28million for the middle school project. Interest rates are rising; we are keeping a close eye on it. What I would like to do is have Hilltop Securities come in just as we did months ago when we did the first round of borrowing and get some direction from the Select Board as to whether or not you would like to go out to borrow sooner rather than later. That is what I know right now, I will know a lot more after our discussion tomorrow.

Capital Budget Update

All the capital requests have been received; I am working through all the requests and figuring out what department priorities are. Jodi has a few more days to close out the FY22 books so departments can get all their bill processed.

Then she will start the process of certifying free cash and retained earnings. It's a process but we will get through it and be ready to have capital budget start meeting in late August.

Town Meeting

The warrant closes on August 23. I would like to propose that during the first meeting in August the Select Board provide myself and the staff here some direction as to where and when do you want to meet. I've talked to Dan briefly about it and he is willing to participate in the discussion. There are a lot of moving parts that we need to know ahead of time. When Dan took the poll at town meeting we both agreed it was evenly split.

Recreation Committee Feasibility Study

We are meeting with Weston & Sampson tomorrow to listen to their final report. Obviously the pools are going to be the most expensive item; just to design it I think their numbers came in at just over \$1.2million. I think this report or a presentation on this report is something that this Board along with the Recreation Committee should really hear directly from Weston & Sampson. There is a very large price tag associated with everything in the report and we will be looking at this plan for years to come. you are the rec committee should hear, will be looking at this plan for years to come.

300 Anniversary Committee

I met with Bill, Katie, Brendan, Patrick and Lauren today. They have a meeting the 2nd week in August & 2nd week in September. What they would like to do is come before the Board the last meeting in September, provide you with an update. They have some good events generally in the planning stages and we all discussed that by the middle of September have four or five good events secured, get the venues booked, vendors lined up. Patrick reached out to his counterpart in Norwood last week and they have spent almost \$600,000 in planning their 150 anniversary. There is a lot of moving pieces there, they have submitted a capital request for this year in addition to the \$50,000 from last year. If you are good with that we will have them in towards the end of September to start to get the word and show you the tentative schedule of events that we have planned.

On motion of Chair O'Neil, seconded by Vice Chair Maffei, voted to adjourn and the meeting was adjourned accordingly at 8:15pm. Motion Passed (5-0-0).