

The Select Board met on Tuesday September 13, 2022 beginning at 7:00pm in the Main Meeting Room of Town Hall. Board member Gallivan was absent. The following members were present:

James O'Neil, Chair
Glenn Maffei, Vice Chair
Allyson Hamilton, Clerk
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.

Police Chief Quarterly Report

The Chief updated the Board on some notable incidents that have occurred, including several catalytic convertor thefts, a robbery and a number of residential breaking and entering. The Chief provided information on calls for service; which have seen a slight increase, arrests, overdoses and mental health call statistics. The Chief informed the Board that they are actively trying to fill the clinician position with a qualified candidate. He informed the Board that WPD have not received any complaints in terms of the new traffic pattern on Gill Street and thanked the residents of South Walpole during the most recent stadium events and the officers who have been operating the posts.

The Chief also touched on several community policing events including but not limited to School Field Days, Rides to School, Walpole Day and also the sixth year of the Junior Police Academy which has been a huge success and possibly looking to add a third week next year. Chief Kelleher updated the Board on Department accreditation and how with the help of Lt. Zanghetti they are ready of assessment, Lt. Zanghetti is working on updating the policies so they are in line with the newly released standards. The Chief also spoke about personnel matters, including Officer McCrosson and Bento having completed their field training programs and the department is currently in the process of filling three open positions. The Board stressed the important of filling the clinician position. The Board also thanked the Chief for his report, update and the great work the department does on a daily basis.

Fire Chief Quarterly Report

Chief Bailey was present to provide his quarterly update to the Board, which included four structural fires in town, call volume that stands at 2912 emergency calls, fire prevention division continues to be very active and all school drills completed. The Chief informed the Board that the change at Gill Street has not been as much of an issue as anticipated but the roadworks on 1A continue to slow down response times anywhere on the 1A stretch. The Chief provided the Board with an update on the lead-time for the two new engines and the ambulance that have been ordered; he also informed the members that he would possibly be looking to come before the Board in December for a proposed increase in the ambulance rates, before the ambulance rates change in January.

Chief Bailey outlined to the Board that they are still waiting on two grant announcements that they had applied for last year; in terms of personnel issues the Chief told the Board about one resignation last week and explained where each of the new recruits were in terms of attending the academy. Finally, the Chief notified the Board that they would be looking to return the fireworks to the 3rd next year and there is an open house at Station 1 on October 8. The Board thanked the Chief for his update and asked him to pass on their thanks to the rest of the department for their hard work.

Discussion on proposed Friendly 40B project at 1015 East Street (votes may occur)

Chair O'Neil provided some background on this item and how this is a collaborative effort between the Town and the developer, an agreement such as this provides the Town with the opportunity to get some things that would not normally happen during a traditional 40B project. Chair O'Neil informed the public that discussion on this project has been ongoing since the spring of 2021 with a lot of input for the leadership team and the various department heads.

Justin Krebs, Managing Partner at KIG Real Estate Advisors and Steve Regal, Senior Project Manager at Embarc Design were present to make the presentation to the Board on the proposed Friendly 40B project on the Gilmore site. Justin provided some background on his team and their experience to date with these types of projects, including projects in the towns of Medway and Winchester. Justin also informed the Board that they are currently under contract with the two homes next door, which would help to address some of the concerns raised at the meetings in terms of snow removal and possibly additional parking. Steve provided an overview of the project design, number of units and the layout of the space. Justin and Steve outlined to the Board the positive attributes of the site and how the project design and landscaping will further enhance the corridor. The project meets the demand of transitional housing where traditional sometimes does not work. Justin touched on how they would still be required to go in front of the land use boards but having the department input already gives them the advantage of being able to rectify any issues they might raise.

A discussion occurred among the Board in terms of the design, and raised questions about the egress on the site, sewer infrastructure, emergency access, open space potential, privacy in the pool area, snow removal and the height of the building. The Board agreed that they were in favor of the affordable component of the plan and the improvement this would make to the site. Board member Barrett stressed that this has been a long process, with a lot of input for all stakeholders to get the plan to this point. Chair O'Neil advised the group that they should take all the feedback the Board has provided and incorporate it into the final design.

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to authorize the Town Administrator to address any issues/items the Select Board identified tonight and work with the developer to draft an MOA to present to the Select Board at a future meeting. Motion Passed (4-0-0).

Open Forum – Matt Sheehan, candidate for Norfolk County Commissioner spoke about the solar projects at the Aggie School and how he would like to see solar installed on all existing infrastructures before trees are cut down and green spaces are taken for the projects. Resident Hemali Patel of 12 Susan Drive an abutter to the Aggie School spoke about the lack of engagement from the County Commissioners in regards to the public hearings on the proposed solar project. Chair O'Neil informed everyone present that the Select Board, have already provided a lot of feedback to the Commissioners on the solar projects, including stating they were not in favor of the project. He also stated that a letter inviting the Commissioners into a Select Board meeting to discuss the project had been sent and the offer to attend was declined. Chair O'Neil suggested sending another letter to the Commissioners, inviting them to another Select Board meeting, provide them with the opportunity to address this and engage in a Q&A style session with any residents that wished to attend. On motion of Vice Chair Maffei, seconded by Board member Barrett, voted to send a letter to the County Commissioners requesting they attend a meeting and answer questions from the residents on the solar projects. Motion Passed (4-0-0).

New Business

Vote to approve proposed snow plow rates for 2022-2023

Jim Johnson informed the Board that this is coming before them as the Town needs to remain competitive with the surrounding towns. Jim outlined to the Board that the guaranteed minimum is a new concept but another way to gain and retain operators. Rick Mattson, DPW Director was present and outlined to the Board that the last time the rates were increased was in 2020. Rick informed the Board that with this increase it gets the Town to an average of our town largest competitors. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the snow plow rates for 2022-2023 as presented. Motion Passed (4-0-0).

Bid/Contracts:

Jim Johnson provided an overview of both contracts to the Board. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to award #2023-03 2022 Sewer System Improvements Project to Green Mountain Pipeline Service, LLC. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to award #2023-05 Water Treatment Chemicals to Various Contractors as listed on memo dated September 6, 2022. Motion Passed (4-0-0).

Discussion and Vote on Fall 2022 Town Meeting Warrant Articles

Jim Johnson informed the Board that the Finance Committee has been meeting the last few weeks and have voted on all the Fall Town Meeting Articles. Jim provided a brief overview of each article to the Board and updated the Board on the votes of the Finance Committee. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 2, FY23 Supplemental Budget. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 3, OPEB. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Chair O'Neil, voted favorable action on Article 4, Stabilization Fund. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 5, Capital Stabilization Fund. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 6, Capital Infrastructure. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 7, Capital Equipment. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 8, Capital Street and Drainage Improvements. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 9, Water Department Capital – Retained Earnings. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 10, FY23 Sewer Department Capital – Retained Earnings. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 11, Water Department Capital – Borrowing. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 12, MWRA Sewer Grant. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 12, FY23 Supplemental School Budget. Motion Passed (4-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 14, Revolving Funds. Motion Passed (3-0-1). Clerk Hamilton abstained. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted favorable action on Article 15, Bylaw Review Committee. Motion Passed (3-0-1). Clerk Hamilton abstained.

Vote to approve the 2023 Select Board meeting schedule

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the 2023 Select Board meeting schedule as presented. Motion Passed (4-0-0).

Vote to reappoint Jean Kenney and Richard McCarthy to the Walpole Media Corporation

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to reappoint Jean Kenney & Richard McCarthy to the Walpole Media Corporation. Motion Passed (4-0-0).

Vote to promote Doug Shea to a regular member of the Recreation Committee

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to promote Doug Shea to a regular member of the Recreation Committee. Motion Passed (4-0-0).

Vote to accept the resignation of Louis E. Hoegler from the Adams Farm Committee

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to accept the resignation of Ted Hoegler from the Adams Farm Committee. Motion Passed (4-0-0).

Vote request of Roy Noepel for a One Day Wine & Malt Beverage License on Saturday, September 24, 2022 from 11:30am-4pm at Adams Farm

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Roy Noepel for a One Day Wine & Malt Beverage License on Saturday, September 24, 2022 from 11:30am-4pm at Adams Farm as part of their 25th Anniversary Celebration. Motion Passed (4-0-0).

CONSENT AGENDA

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

Edwin & Linda Winslow to COA Gifts	\$25
Martin & Michael White to COA Gifts	\$25
Anthony & Linda Panarelli to COA Gifts	\$25
COA Pool Players to COA Gifts	\$50
Anonymous to COA Gifts	\$5,000
Multiple Donors in memory of Carol Lane and/or Gerald Lane to Willett Pond Access Account	\$555
Motion Passed (4-0-0).	

Town Administrator’s Update

South Walpole Community Athletic Complex

We haven’t had a grand opening ceremony in some time, tentatively planning on it for Saturday November 12. We choose that day as that is the last day that youth soccer will have events up there. We expect that the new snack shack will be complete and the bathrooms will be open. I’d like to have some kind of ribbon cutting to recognize everyone that has put in a lot of work, the friends group has certainly raised a lot of money. I’d like the Board to participate but working on the details and once we have information I will let the Board members know. Wanted to give you some time to plan for that and set that Saturday aside.

Town Meeting

We are ready to go, already started working on the motions for the articles. The High School auditorium is booked, September 26 the warrant is being delivered to the post office, the 30th the packets will be hand delivered to Town Meeting Members. We are well ahead of schedule.

Select Board Schedule for October & November

I am mentioning this now as we are set to meet on October 4 and October 25, on the 25th I would like to have Jack Fisher come in and provide the Select Board with a brief overview of the rate setting process and then tentatively hold the rate hearing on November 8. Its about a week earlier than what we usually do, with the override it may take a little longer than expected for this hearing.

Finance Committee

They have wrapped up their deliberation and votes and at the end of their meeting they did say they would like to have a joint meeting with Select Board and School Committee to discuss going forward what the expectations are of the finance team and myself with development of FY24 budget. We haven’t set a date on that one but looking at some time between shortly after Town Meeting and the beginning of December. I told them I would really like it to be before December 1 so I can have it in the budget directives. They would also like to hold another meeting similar to what the Select Board had back in November with the two Chiefs, Rick Mattson and some of the larger department heads. We do have a lot of new members on the Finance Committee, they want them to lay out what the department’s needs are and what they are going to be asking for. I’d love to invite the Select Board because a lot of these people also report directly to you.

MBTA Foxboro Kraft Line

We have gotten a lot of complaints especially today about the line having started back up yesterday. I've written some letters to MassDOT Officials, and our State Officials asking them to get involved in the process. Obviously, this has kind of come out of nowhere, they provided us with zero notice that they were starting this line back up. The service here in Walpole has been cut in half. We have been fighting this fight for almost ten years now and we are the only ones fighting it. I would look to the residents, commuters and the businesses who are negatively affected by this to reach out to the Senators, State Reps and MassDOT Officials. I will take any directive or input the Board might have on this one. The Board expressed the need to have a sit down meeting with the correct people that are directly involved in this decision and express their concerns in person.

On motion of Chair O'Neil, seconded by Vice Chair Maffei, voted to adjourn and the meeting was adjourned accordingly at 8:50pm. Motion Passed (4-0-0).