

The Select Board met on Tuesday November 08, 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
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 7:05pm followed by the Pledge of Allegiance.

Vote request of The Perfect Blend LLC for a Common Victualler License to operate at 947 Main Street

Business owners Maggie Newton, Jennifer Hilton and Aubrey Brunelle were present and provided some background on The Perfect Blend, their local smoothie and tea store. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the request of the Perfect Blend LLC for Common Victualler License to operate at 847 Main Street. Motion Passed (5-0-0).

Chairman John Fisher, Board of Assessors, Discussion on Classification Hearing

John Fisher, Chair of the Board of Assessors was present. He stated that the Board of Assessors are meeting later in the week to determine their recommendation on this year's property tax rates. John stated that a classification hearing is held every year in November, with the Select Board and Board of Assessors, which is scheduled this year for November 15. On the night of the hearing, the Board will go through the highlights and answer any questions that the Select Board may have but the Select Board should be prepared to vote that night due to a very tight schedule.

Walpole Housing Authority Interview & Vote for Appointment (One Position)

Candidates Beatrice Marcellus, Brian Lebel and Donna Goggin Nolan were present. Each candidate was provided the opportunity to introduce themselves to the Board and outlined why they are interested in filling this position. All three stated that they would have the time and dedication to attend regular meetings and participate in Housing Authority discussions. The Board thanked all of the candidates for coming forward. Vice Chair of the Housing Authority Judith Conroy requested that the Select Board hold off on selecting a candidate until the next meeting so the Housing Authority can have an opportunity to speak with each candidate and provide a recommendation to the Select Board. Jim Johnson stated that the Board could vote to fill this position during their joint meeting with the Finance Committee on the 14th, which falls within the recommended 30-day deadline. After some discussion amongst the Board, the Board agreed to hold off on taking a vote on this matter until November 14.

Discussion on 1015 East Street Friendly 40B Project

Sean Henry and Justin Krebs (via zoom) of KIG Real Estate were present. They presented their team's plan for the 40B apartment development that they are looking to construct on East Street along the MBTA line. This project would include 142 units and play a similar role to nearby apartment complexes Liberty Station and Union & West. The Select Board agreed that this project would be a net positive for Walpole's growth and development. The Board touched on how this has been a long process to get to this point with numerous discussions with the developers and town

departments. Justin assured the Board that will take all comments provided by the Board and consider everything that was discussed. Andrew Flowers (zoom), Audrey Grace (zoom), Philip Czachorowski, Benjamin Barrett, and Willa Bandler of the Walpole Housing Partnership were present to discuss the project. All had positive feedback and were overall in support of the development. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to authorize the chair to sign the Local Initiative Application. Motion Passed (5-0-0). On motion of Chair Andrew Flowers, seconded by Benjamin Barrett, the Housing Partnership voted to draft a letter of endorsement for the project. On a roll call vote of the Housing Partnership, Motion Passed (5-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to sign the mitigation agreement and authorize the Town Administrator to sign any supplemental documents relating to the agreement as required. Motion Passed (5-0-0). On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to send a letter to the DHCD in support of the project. Motion Passed (5-0-0).

Jim Crowley, Building Commissioner, Discussion & Vote on Building Department Fees

Building Commissioner Jim Crowley was present to request an increase in permitting fees for the development of multi-family residential properties. This would not affect permit fees for commercial buildings. Commissioner Crowley stated that multi-family residential developments require a lot more work in terms of plan review and inspections, so this request is to raise the fees to reflect that. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the changes in the Building Department fee schedule with immediate effect. Motion Passed (5-0-0).

Open Forum - No one present.

New Business

Vote to open the Spring 2023 Town Meeting Warrant

Jim Johnson stated that he is already aware of 16 or 17 potential articles on the Spring 2023 Warrant. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to open the Spring 2023 Town Meeting Warrant and close it on January 10, 2023. Motion Passed (5-0-0).

Vote request to use \$80,000 of PEG Technology & Infrastructure Funds for various infrastructure improvements and expansion in Walpole

Jim Johnson informed the Board that Mike had made a last minute change to the amount to make sure all costs were covered. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the request to use \$96,000 of PEG Technology and Infrastructure Funds for projects outlined in the memo from the IT Director Mike Donovan. Motion Passed (5-0-0).

Vote to award Bid/Contract 2023-10 Joint Salt Bid to Eastern Minerals Inc.

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to award Bid/Contract 2023-10 Joint Salt Bid to Eastern Mineral Inc. Motion Passed (5-0-0).

Vote request of Fancy That for an Entertainment License at 272 Main Street for non-live music

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve request of Fancy That for an Entertainment License at 272 Main Street for non-live music. Motion Passed (5-0-0).

Vote request of Angelique Rouhana for a Stadium Event Parking Lot License at 40 Water Street

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve for a Stadium Event Parking Lot License at 40 Water Street with 29 spaces. Motion Passed (5-0-0)

Vote to approve the 195 Lincoln Road Agreement

Assistant Town Administrator Shields provided an update to the Board on this item, which concerns a scenic road violation. Patrick informed the Board that the homeowner has agreed to all terms and signed the agreement. The Board thanked Patrick for his hard work on this item and coming to a solution that all parties could agree upon. On

motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve the 195 Lincoln Road Agreement and authorize the Assistant Town Administrator to sign. Motion Passed (5-0-0).

Vote extension of hours on New Year’s Eve for establishments licensed for on-premise alcohol sales

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to approve extension of hours on New Year’s Eve until 2AM with the following conditions: 1). No alcoholic beverages to be served after 2AM all outdoor lights to be turned off at closing; 2). All patrons to vacate the premise by 2:30 and doors be locked; 3), The only persons permitted on the property past 2:30 AM are the licensee and employees for work pertaining to the business; 4) Any establishment who wishes to avail the extension of hours needs to notify the Select Board office by December 20 so the Police Department can be informed. Motion Passed (5-0-0).

Discussion and Possible Vote on Select Board Goals for 2022/2023

Chair O’Neil outlined the following goals for the Select Board: achieving a AAA bond rating in the next 1-3 years, budgetary assumptions, monitoring and capital planning, conservative budgeting practices, strong reserve balances, strong debt and contingent liability profile, continued funding of OPEB, principal negotiation of union and non-union agreements, implement forward-looking management policies and planning, look to regionalized services whenever possible, open and transparent communication, develop an action plan on how to handle personnel matters, forward-looking budget and management policies, positive working relationships with all elected and appointed boards and all municipal departments, and various projects including those regarding public school renovation, financial planning, union contracts, the Old Town Hall, ARPA funds, sustainable energy, economic development, recreation facilities, the Master Plan, the 300th Anniversary Committee, the Walpole Food Pantry, Fire, Police, Cedar Junction Prison, and the MBTA. The Board discussed the various objectives and how this is more of a fluid document that can be edited and/or revised as goals are met. On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to adopt the Select Board goals for 2022/2023. Motion Passed (5-0-0).

Walpole School Building Committee and Master Plan Steering Committee Updates

Board Member Barrett gave a brief update on the progress of the School Building Committee. They recently met to review the 90% Design Drawing Package, which came in at an estimated \$94.3 million (a mere \$1.1 million overage). They will meet next week to finalize the package and send it to the MSBA for approval. Groundbreaking for the foundation will take place later this month. Vice Chair Maffei gave a brief update on the progress of the Master Plan Committee. They are in the process of finalizing the full draft of The Master Plan and will present it to the public and the Planning Board early 2023.

CONSENT AGENDA

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

Lia Thomas in memory of Drucila Broccoli to COA Gifts	\$25
Margaret Brock to Library Materials	\$50
Tyler Forgeron to Hometown Hero Banner Program	\$50
Dedham Savings Bank to INTERFACE Referral Gifts Accounts	\$2,000
Walpole Co-Operative Bank to INTERFACE Referral Gifts Account	\$5,000
Motion Passed (5-0-0).	

Town Administrator’s Update

Veterans Day Observance

The observance will be held at 11am on Friday morning on the Town Common (or Blackburn Hall if it rains).

Joint meeting with Finance Committee

The joint Select Board meeting with the Finance Committee will be held on Monday, November 14th at the Police Station to discuss budgets. There will also be a second joint meeting with the Finance Committee on the 28th at the Council on Aging to discuss a variety of issues.

Summer St Project

The Summer Street Project is finally moving forward. They are expected to pull permits in April.

On motion of Clerk Hamilton, seconded by Vice Chair Maffei, voted to adjourn and the meeting was adjourned accordingly at 9pm. Motion Passed (5-0-0).