

ARTICLE #17

Walpole Woodworkers Information Attached:

- Letter from Board of Selectmen
- Recommendation in support from MPIC
- Proposed plan showing Walpole Woodworkers retaining Lot #1 and the Town retaining Lots #2 and #3.
- Aerial View of Walpole Woodworkers on East Street
- Proposed cost of 4.73 Million Dollars
 - Land Purchase 4.5 Million Dollars
 - Municipal Facilities Master Planning Study \$180,000
 - Environmental Insurance \$50,000



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TOWN OF WALPOLE BOARD OF SELECTMEN

For over seven months, the Board has been working with representatives from Walpole Woodworkers to craft a plan that would result in the acquisition of approximately 13 acres of prime land in our downtown. As proposed, this plan will preserve a retail presence for Walpole Woodworkers at their East Street location, a location they have occupied for well over eighty years. And most importantly, its strategic location will provide the Community with a number of options in addressing future facility needs, options that do not exist today. As proposed, the Town would acquire all but roughly two acres of the site for a total price of \$4.5 million dollars.

As part of the Board's due diligence in exploring this purchase, the Selectmen conducted multiple meetings with key committees in Town to obtain input and feedback. In meeting with representatives from the School Committee, the Finance Committee, the Economic Development Committee, the Planning Board, the Conservation Commission, the Historical Commission, and the Master Plan Implementation Committee, the Board of Selectmen presented the concept of purchasing all or a portion of the site, and discussed potential uses of the property. The dialogue was most beneficial, and as a result the Board believes that the Town's best interests will be represented and protected as this process moves forward.

The proposed purchase has already won the unanimous support from our Master Plan Implementation Committee. As you will see in the attached letter, the MPIC too sees the value and benefit of the acquisition of the Woodworkers site to put us in a better position to address long term facility needs. We are most appreciative of their support!

It is critical to note that at this time this purchase has by no means been finalized. Among the contingencies proposed, the purchase must be approved by the Spring Annual Town Meeting, and by voters at the annual June election. The Board is seeking approval of a debt-exclusion to finance this program. It is recognized that this is indeed a major undertaking and financial commitment to be made by the Town, and the feedback received from taxpayers is a critical part of this effort. Today's meeting is the first step in a series of discussions that will allow us to receive that input and feedback.

The Board of Selectmen, as evidenced by its unanimous vote, is very excited and encouraged with this proposal. The ability to not only provide greater options for facility locations and to have greater control over development in our downtown, as well as the continued partnership with a long-standing business icon in Town can best be described as a win-win for the community.

Nancy Mackenzie, Chairman
Re: Walpole Woodworkers Property, 767-777 East Street
February 24, 2011
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with performing a "big picture" assessment of the town's municipal facilities in order to determine a logical and practical best use for those facilities. The MPIC anticipates working closely with the Board of Selectmen, other town boards and departments, as well as interested parties from the community to develop a comprehensive plan to best utilize the Woodworker's Site and other town-owned property. The MPIC would also recommend and support the retention of a consultant to perform a comprehensive municipal feasibility study to assist the town in evaluating how to best marshal its resources to address its various needs so as to serve the Town of Walpole for years to come.

Thank you for your consideration of the comments put forth in this letter. Please feel free to contact me if there are any questions. The Master Plan Implementation Committee looks forward to working with you on this project.

Sincerely,



Edward C. Forsberg, Chairman
Master Plan Implementation Committee

*Town of Walpole
Commonwealth of Massachusetts
Master Plan Implementation Committee*



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Ed Forsberg, Chairman / Planning Board Member
Dick Power, Vice Chairman / Walpole Chamber of Commerce Representative at Large
Mike Berry, Board of Selectmen Member
John Desmond, School Committee Member
Josh Cole, Recreation Director
Michael Gallahue, Historical Commission Member
Al Goetz, Conservation Commission Member
Dominick Ianno, Board of Selectmen Representative at Large
Don Johnson, Town Planner
Mary Kent, Finance Committee Member
Stephanie Mercandetti, Economic Development & Grants Officer
Bruce Norwell, Walpole Housing Partnership Member
Dick Nottebart, Planning Board Representative at Large
Roger Turner, Board of Sewer & Water Commissioners Member

February 24, 2011

Nancy Mackenzie, Chairman
Board of Selectmen
135 School Street
Walpole, MA 02081

Re: Walpole Woodworkers Property, 767-777 East Street

Dear Ms. Mackenzie:

The Master Plan Implementation Committee ("MPIC") wishes to express its support for the Board of Selectmen in its efforts to purchase the property located at 767-777 East Street from the Walpole Woodworkers (the Woodworker's Site") for the amount of \$4.5 million. The MPIC is well aware that the Town of Walpole has a significant need for land in or near the downtown business district suitable to site a number of public facilities. Unfortunately, as has been demonstrated by the recent efforts to locate a site for a police station and a senior center, land currently owned by the town in the downtown area is not sufficient for these purposes. The MPIC believes that when the town is presented with what can rightly be considered a "once in a lifetime" chance to acquire a sizeable parcel of approximately 11 acres that is centrally located in town and near the downtown business district, that opportunity must be seized. The purchase of the Woodworker's Site would give the town an unmatched opportunity to gain considerable flexibility to locate necessary facilities in order to properly serve the community.

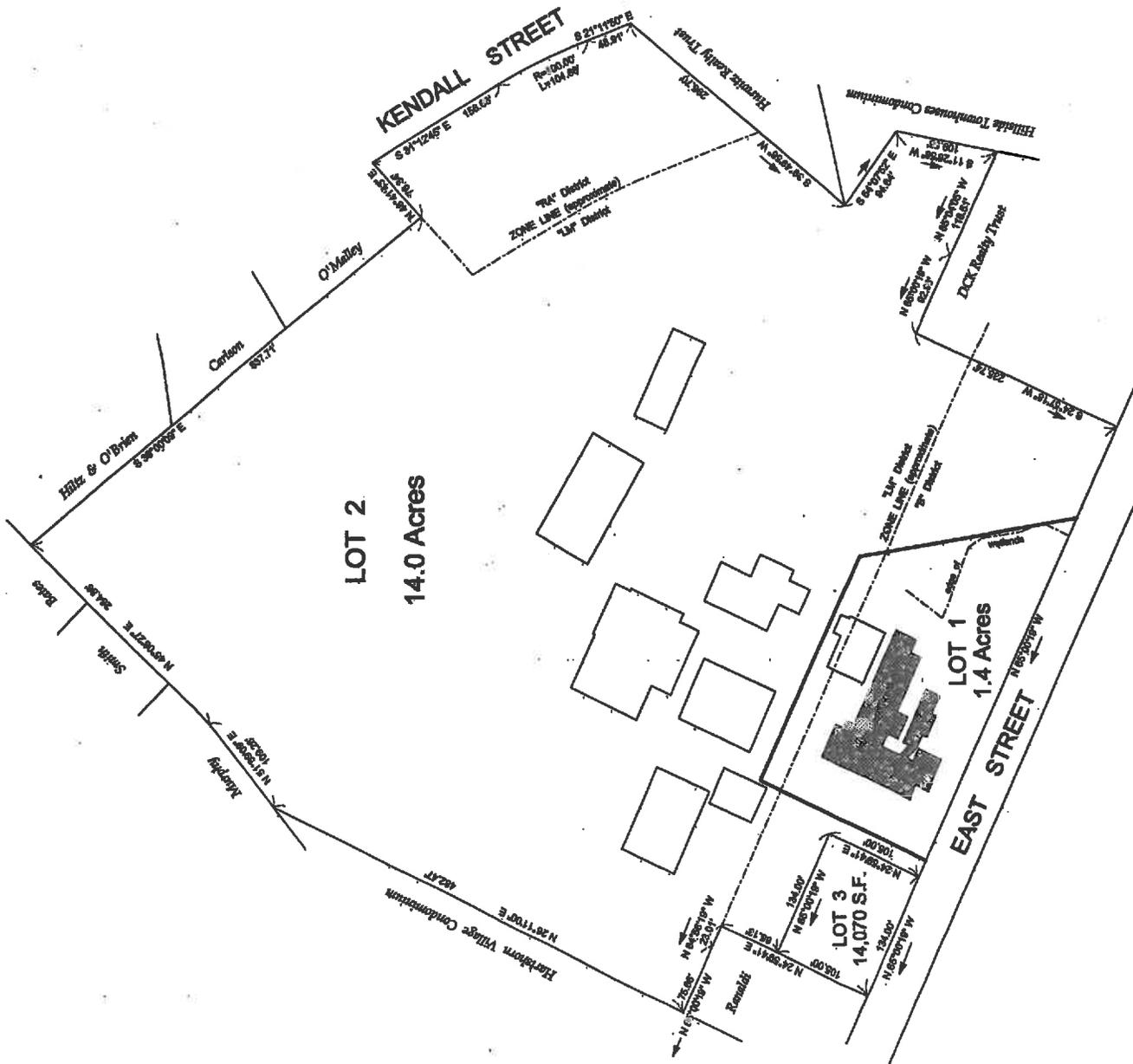
While the MPIC wholly supports the acquisition of the Woodworker's Site, it also recognizes that the use of that parcel will invariably generate much discussion. In recent years, public sentiment has seemed to indicate that priority should be given to locating police and fire stations (or, alternatively, a combined public safety building), a senior center and athletic fields. It is anticipated that the Woodworker's Site would receive particular scrutiny to determine its suitability for such purposes. However, the MPIC believes that the best use of the Woodworker's Site, as well as all other municipal properties in the downtown area and throughout town, should be the subject of careful analysis and examination. The MPIC is tasked

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BOARD OF SELECTMEN



**PLAN SHOWING LAND
TO BE ACQUIRED BY THE
TOWN OF WALPOLE
IN
WALPOLE, MASS.**

SCALE: 1" = 60'
January 5, 2011
John R. Anderson & Associates
281 Mylod Street
Walpole, MA 02081
(mailing address: Norwood, MA 02062)



**LOT 2
14.0 Acres**

**LOT 1
1.4 Acres**

**LOT 3
14,070 S.F.**

Kearsokom Village Condominium
482.87'

Hillside Townhouses Condominium

KENDALL STREET

EAST STREET

Hills & O'Brien
5°30'00" E

O'Malley

Conlon

Smith

N 89°27'18" E

N 17°29'57" E

N 20°11'00" E

N 41°00'00" E



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