



Summary Report on Municipal Facilities Needs and Resources

Master Plan Implementation Committee

September 13, 2011

This report was assembled by the Master Plan Implementation Committee (MPIC) as a supplement to the strategic plan for the town. That plan (the Master Plan) did not designate specific sites for needed facilities nor did it consider all possibilities. The purpose of this study was to examine a wide range of possibilities to support the process of site selection for critical facilities. The members of the MPIC are:

Ed Forsberg, Chairman	Planning Board
Dick Power, Vice Chairman	Chamber of Commerce
Mike Berry	Selectman
John Desmond	School Committee
Josh Cole	Recreation Director
Mike Amaral	Historical Commission
Al Goetz	Conservation Commission
Dominick Ianno	Representative at Large
Mary Kent	Finance Committee
Stephanie Mercandetti	Economic Development & Grants Officer
Bruce Norwell	Housing Partnership
Dick Nottebart	Planning Board
Roger Turner	Water & Sewer Commission

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Introduction

On January 27, 2011, Vice Chairman of Board of Selectmen Eric Kraus and Town Administrator Michael Boynton participated in a special meeting with the Master Plan Implementation Committee (MPIC), a chartered sub-committee of the Planning Board, to discuss the idea of purchasing the Walpole Woodworkers site. The meeting was chaired by the MPIC Chairman, Ed Forsberg. Selectman Eric Kraus requested the support of the purchase from the perspective of the Master Plan for the town. He was of the opinion that the MPIC could do the necessary analysis to determine town needs for facilities that would support the need to acquire additional land to site facilities. The MPIC members agreed to do an “overview” analysis, but emphasized that a professional, independent examination of existing resources and needs was required to arrive at the “right answers” to guide the town’s future direction. It was emphasized that the School Department had significant needs for renovation and adjustment of its now aging facilities and that in order to obtain state funding such an independent study was mandatory. While the MPIC intuitively recognized that there appeared to be inadequate land available to satisfy all needs and claimants, it also believed that such a study could help in deciding how best to use the Walpole Woodworkers site as well as to determine, through demographic and engineering analysis, the future needs for school facilities.

Based on that discussion, Town Administrator Michael Boynton offered that the override language should include the funding for the independent study necessary to address the concerns discussed and provide the basis for strategic planning for municipal facilities, including school needs. Based on that agreement, the MPIC unanimously agreed to support the initiative and to proceed with planning to refine its efforts. The MPIC agreed to create a plan to provide support to the initiative, to provide a representative at Selectmen’s “open forums” to gather information from town participants, and to support the initiative at Town Meeting.

Specific steps were initiated by the MPIC to develop support.

- Bruce Norwell, an attorney and the Housing Partnership representative, was asked to draft a formal statement the MPIC could send to the Selectmen.
- Dick Power, the Vice Chairman and Chamber of Commerce representative, volunteered to create a plan of action to conduct the “overview analysis” to help define the need and provide a start point for the professional detailed study.
- Mike Gallahue, the Historical Commission representative, agreed to create an initial summary of identified needs which could then be added to and expanded in detail.
- Don Johnson, the Town Planner, was to identify property the town had in its inventory to help in identification of possible locations.
- Dick Nottebart, a Planning Board member, took on the task of inventorying the various studies and reports that had been done in the past and could serve as back-up references to the overview analysis.

The statement of support of the MPIC was submitted to the BOS on February 24, 2011 as follows:

“The Master Plan Implementation Committee (“MPIC”) wishes to express its support the Board of Selectmen in its efforts to purchase the property located at 767-777 East Street from the Walpole Woodworkers (the Woodworkers 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 combine public safety building), a senior center and athletic fields. It is anticipated that the Woodworkers 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 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 Woodworkers’ 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.”

The Process

The MPIC reconvened on February 17th to outline the process by which we would initiate the “big picture” assessment. We agreed that much more frequent meetings would be necessary to accomplish the review in a timely manner and the members committed to participate at that pace. We reviewed and approved the language Bruce Norwell had crafted and discussed the process we would follow. Ed Forsberg suggested we might meet for as much as two hours with each department head to hear of their building and land needs. We would examine the size of buildings and facilities, floors, parking spaces, ideas on site criteria, etc. A report consolidating the findings will be presented to the Board of

Selectmen. Ideally the report could have been made available at Town Meeting, but it was unlikely to be completed by then. Assistant Town Administrator Jim Johnson provided support to the MPIC by assisting Dick Nottebart in gathering existing reports, and arranging the meetings with department heads.

Once the various departments had presented their needs, the land resources of the town would be reviewed to determine which could practically satisfy town objectives. Consideration would have to be given to usage restrictions – water tables, flood zones, conservation boundaries, restricted uses based on deeds and grants, site location vis a vis purpose, etc. Alternative strategies proposed by various residents and participants in the process would be catalogued and considered, along with reasons why each alternative was not the desired choice.

Mike Gallahue outlined an initial set of needs, based on an article in the Walpole Times on January 27th as well as discussions with a variety of town officials and committee members. This list became a starting point to consider in the planning and analysis. Mr. Galluhue's list outlined the benefits of the Walpole Woodworker's site as potentially providing:

- A downtown location for future municipal needs,
- Approximately 9 acres of buildable land and,
- Providing Selectmen with options, flexibility and decision alternatives for location of facilities.

The Woodworkers Site could possibly be used for:

1. Public Safety Facility (police/fire station combo)
2. Senior Center
3. Stand-alone police station
4. Stand-alone fire station
5. New School if needed
6. Athletic/recreation fields
7. Senior housing
8. DPW
9. Some combination of #1 thru #8
10. Other advantages:
 - a. Available land in the downtown area doesn't come along very often
 - b. Purchase would give town better control over possible future housing on site (40R vs. 40B, etc.)
 - c. Town could resell unneeded parcels to retail or commercial developer to recapture some of cost

On February 24th, the MPIC met yet again to refine the questionnaire that each department head should address. This survey would aid in making the requirements they might identify consistent and allow the study to answer at least some of the more obvious questions that might arise. Don Johnson (Town Planner) and Stephanie Mercandetti, (Economic Development & Grants Officer), furnished summaries of

properties the town owns; both general ownership and conservation. In addition, a graphic of all the properties which differentiated between the categories plus showed location and current use was provided by Landis Hershey, Conservation Agent. It should be noted that 143 parcels are deeded to the Conservation Commission with regulatory restrictions on their use. There are 232 parcels owned by the town for general use, approximately half of which (106) are undevelopable because of wetland conditions or inaccessibility (Landlocked). All of the major parcels are currently in use for schools and municipal buildings. The listings revealed that at first look there is no public property presently on hand in the downtown area that could accommodate what are generally agreed as needs. (The data is presented at Appendix 1A-1C). Other data provided included draft inventory of open space and recreation usage as part of the continuing Open Space and Recreation Plan development, deeds to various recreation parcels with recreation restrictions, and information regarding use of Allen Dam and emergency spillway (Appendices 1D – 1G). With that groundwork laid, the study began in earnest on March 10th. While all can identify the downtown business district, it should be noted that the geographic center of town is approximately where Main St. (Rt. 1A) and East St. intersect.

Data Gathering

The committee held meetings with town officials and interested parties as described in the following discussion. The needs expressed and related discussions are summarized below. The data sheets submitted by the departments and agencies are on file in the town Planning Department.

Open Space and Recreation Needs

On March 10th, the MPIC met with Conservation Agent Landis Hershey. Landis was actively participating in the development of the Open Space and Recreation Plan which was to be completed sometime in the summer of 2011. The draft has been completed and submitted to the Conservation Commission as a first step in its process. The plan categorizes all properties, public and private, allocated to open space. It tends to reflect a historical categorization of assets as the basis for a five-year action plan to extend the use of facilities to meet town needs. Various maps of town lands with differing levels of color-coded identification were reviewed. These maps are available and show, in some detail the restrictions, accessibility, etc. associated with the properties. A next step which needs to be taken is the visual identification of the parcels that are “buildable” and could therefore be considered in the MPIC study.

Josh Cole, the Recreation Director, presented the emerging needs and directions for recreation space in the town. From an expense perspective there is a current need for major field renovations at both Bird and Johnson Middle schools. An example of the results possible was the lacrosse/multi-use field at Fisher School. Specific additional field needs include:

- 3 flat green soccer fields
- 1 – 90 foot baseball field (full-size)
- 3 – 60 foot baseball fields (little league)

Other projects to improve recreation facilities include renovations at Boyden School and an extension of fields at Old Post Road School. The Open Space study initially looked at 23 properties and found none suitable to meet the needs. That study will identify the reasons why the sites won't be useful. Adult education activities are making use of available resources in schools, but there is a need for expansion space for teen events and the "1/2 Day Café" which might be met by improvements at Blackburn Hall. There is no need for additional office space or administrative space for the Recreation Department. The ideal solution would be a new Community Recreation Center with an indoor pool, basketball court and gym, lockers, fitness center, etc. but such a facility is low on the priority and probability list. If it were possible, a joint facility for recreation and for a senior center would make sense. The seniors would then have access to the recreation facilities for their needs and the meeting and common space could be used for other age groups when not needed by the senior programs.

DPW and Buildings and Grounds

On March 15th, the Buildings Maintenance Superintendent, Don Anderson, met with the MPIC to review the general needs of the town from his perspective as the maintainer of the buildings. Since he is also located at the DPW facility off Washington St., he has a view of the overall needs of the Department. He first noted that in order to maintain the larger vehicles in the Department they need a larger garage, particularly a high bay space for maintenance. He stated that his workforce of six DPW maintenance crew had sufficient space and the three custodians were located at the larger maintained facilities. He did note two needs for the town:

- Dog Kennel – the former Animal Control Officer had his own facility at home and brought dogs there. He is now retired and kennel space is required. The plan is to convert the unused pump house at the facility at Norfolk and West Streets at an estimated cost of \$85,000. That amount is included in the budget for FY 2012.
- Diesel Fuel and Gasoline fueling station – Presently there is insufficient storage to meet needs for diesel; gasoline is purchased at retail. Siting of the facility is the issue because it must be easily accessible and have sufficient space to increase the supplies available.

He reviewed the state of the major buildings in the town:

- Police Station – Deplorable condition and renovation costly and won't solve the problem.
- Center Fire Station – Need more space for vehicle storage and maintenance as well as "operational space" for the firefighters that man the facility. Maintenance status is adequate; space isn't.
- Blackburn Hall – In need of some additions and modest renovation, but overall pretty much OK
- Senior Center – In need of renovation; really need more space.
- Town Hall – Generally in good condition for its age.
- Schools:
 - Renovations have been done to the High School, Boyden and Elm Street in the fairly recent past. They are in decent shape.
 - Bird Middle School is in need of some significant renovation.

- Old Post Road needs windows and other improvements. Its portables are over-aged and portable facilities were not intended to be long term solutions.
- East Walpole library – Generally in decent condition, however the parking is a problem.
- East Walpole Fire Station – Has some minor leaks but generally is satisfactory. Only used for the storage of fire trucks and its training space. It is unmanned.
- South Walpole Fire Station – Only used for vehicle storage; unmanned. No major issues.

On April 27th, the Director of the Department of Public Works, Bob O'Brien, met with the MPIC to review their needs. The primary need is to expand the DPW garage to add storage space to house vehicles, convert a bay to a drive-through wash bay to keep vehicles clean, and addition of a large maintenance bay with high bay facility and wide access doors for larger vehicles. The approach will be to add the high bay space and move the lifts and facilities in the current maintenance bay so that the high bay space services the needs for all vehicle sizes. An existing bay will be converted to drive-thru for a wash facility. Current administrative and storage space is generally adequate. The 38-acre DPW facility has sufficient space for all of their needs; other facilities might be able to be sited there depending on overall space requirements. The DPW must have access at all hours and sometimes can be a noisy operation.

Another significant need is for a town fuel depot for the town vehicles. This would service the DPW, fire department, police department, water and sewer, etc. The present diesel storage capability is only sufficient for less than a week of operations and wholesale deliveries must be scheduled regularly. The department often runs out of diesel fuel during snow emergencies as plows have to re-fuel often when operating almost 24 hours per day. Contract plow operators must satisfy their own need. A 5,000 diesel tank and servicing facility would cost an estimated \$76,000. A smaller capacity for gasoline is also needed. At present the town purchases at a retail station for the police and other such vehicles. Purchasing at wholesale could save as much as \$0.40 per gallon of gasoline; a significant savings over the cost of a year of operation. Collocation with the DOT CNG facility at the Sharon line is being considered as an accessible alternative which would minimize traffic in heavily populated areas but meet town needs.

Senior Center

Barbara Coghlan, the Director of the Council on Aging, met with the MPIC on March 22d followed by the MPIC meeting with the full Council on Aging on May 26th. She and one other employee manage the senior center, currently in the Town Hall, and handle all senior programs for the town. The present facility comprises approximately 3900 square feet at the south end of the town hall and includes kitchen and office as well as function and meeting space. There is no true office space or private meeting space; only partitioned space. This is far less than adequate when seniors are having tax consultations, legal consultations or doctor visits. The maximum capacity of the senior center for events is 100 people. Five years ago only two events reached that maximum capacity; this past year, 12 events had to have attendance capped because of capacity. The senior population in Walpole for 2010 is 4960 people and 62% of those residents are served in some way by the senior center. This could range from a single visit for a flu shot or tax preparation assistance to regular participation in the center's programs. The typical

daily client served number today averages 20-30 people; however that can easily rise to 50 or more for interesting speakers and will go to the maximum of 100 for large, sponsored events such as Thanksgiving dinner or the like. Since the current capacity maxes out at 100, no larger events can be accommodated. It is estimated that the capacity is reached approximately 10 times annually and people must be turned away.

Storage space is minimal with boxes stuffed wherever space can be found. Parking is limited to that of the Town Hall parking lot and there are limited numbers of handicapped spaces readily accessible to the center. The parking spaces for the Town Hall/Senior Center/Recreation Department total 122; far fewer than are needed. The old school cafeteria and kitchen are part of the senior center and are used as a Hessco's final preparation and staging area for the distribution of "Meals on Wheels" as well as the luncheons that are served at the center. There is no space available for expansion of the current facility and renovation would not serve any major purpose; it is just too small.

The category of "senior" includes all people age 60 years and over and Walpole now has 4960 such residents (2010 census), representing approximately 20% of the population. As the population ages from a demographic standpoint, that number will most likely grow to nearly 6500-7000 residents. Experience of other towns in the area has been that once a "full facility" senior center is established, usage rates rise dramatically. As one person put it at a meeting with the full Council on Aging board on May 26th, not many men use the facility, but if there were a game room with a pool table that would change immediately. The same would be true for the addition of other functionality that would permit addition of programs and activities.

Specific size criteria and general guidelines don't provide a definitive answer regarding space needs. Experience in nearby towns of similar demographics offer the best indicator of what most likely is needed in Walpole. Demographic and experiential data is provided below as a frame of reference for Walpole's needs.

- Foxboro
 - The senior population is just over 3300 with over 2700 registered users of their senior center. The facility is 5700 square feet and, after 12 years of service, too small for the town needs. The town is presently looking for a new site for a larger facility and more parking.
- Franklin
 - The senior population is almost 4300 with an estimated 1400 using the senior center. The building is over 18,000 square feet and quite adequate for their needs, however the 87 parking spaces has proven insufficient and must be expanded.
- Norwood
 - With a population a bit larger than Walpole they have approximately 6200 seniors and over 3700 use their facility. It is housed in an approximate 20,000 square foot space attached to the Savage Education Center. The senior center can draw upwards of 200 people to an event and parking has become a problem, particularly on bingo days. They

added a large ballroom/auditorium, complete with commercial kitchen, where they have as many as four exercise classes a day and dancing regularly. Although they have a good parking space available, there are times when overflow parking must go to the opposite end of the complex.

- **Medfield**
 - The Medfield Senior Center opened in 2008 to serve their senior population of approximately 2000. Some 800 people use the facility and at the last cookout of the summer they had 125 attending. It is sized at 8000 square feet, has a 2400 sq. ft. ballroom capable of seating 150 for dinner without a dance floor, and has parking for 100. They also have two smaller meeting rooms – one for crafts and one for cards, and a lovely library. They rent the facility, both ballroom and meeting rooms, with the senior program needs taking precedence. There is expansion space available on the site of approximately several acres if the need becomes apparent. The building was designed with expansion anticipated.

A new Senior Center is a critical need to serve our growing population of seniors. The Center preferably would be close to the downtown as disclosed by a survey conducted by the Friends of the Council on Aging in 2005, but other locations might be satisfactory since most people drive to the center and others come via The Ride or the senior shuttle. A minimum of approximately 4 acres is desired to site a 15,000 – 20,000 square foot building with dedicated parking for a minimum of 75 clients with 150 spaces desired. The parking needs may seem excessive to some, but experience has shown that a larger space and more extensive programs attracts more participation. Other towns have had to build newer and larger facilities once the initial resource proved too small.

A single story building is surely preferred because of ease of access for clients; any building would have to have excellent handicapped access, most likely exceeding legal architectural standards. A multi-story building would be acceptable if cost and siting dictated, however the added costs of elevators, etc. might negate any space savings. A multi-story building with elevator access might be quite slow for participants and a problem for evacuation in case of fire. If the town were to make a major investment in a community center that included a broad range of recreation facilities, sharing the facility might have benefits. The senior center could be a wing, with common use facilities easily accessible. The center should:

- Be wired for cable TV and Internet
- Have a large reception area for people to check into the center and gather briefly as they go in and out.
- Provide for private spaces of confidential meetings with clients. Such use would be to discuss personal issues, financial matters, tax consultation, medical visits, vaccination clinics, social work interventions, etc. A group of four – six small (100 square foot) offices would suffice.

- Have a dedicated computer area (quiet space) and accommodate a game room and a media viewing room. Consideration of moveable walls for the latter capability would allow for configurable space and flexibility.
- Specific room space, perhaps combined, should include crafts, exercise, pool, games, library and medical services.
- Common space as described above should accommodate up to 200 people for a sit-down dinner (minimum of 125). If larger space were occasionally needed it could be hosted at a school cafeteria perhaps, or commercial facilities could be rented.
- Outside space should be provided for including space for patio, cookouts, picnic dining, and games such as bocce courts and horseshoe pits.
- Kitchen facilities are needed to support regular luncheons for seniors in the center as well as distribution of Meals on Wheels to Walpole seniors. It is envisioned HESSCO will still be the provider, but meals have to be reheated, packaged, prepared for delivery or served. Cooking, heating and refrigeration as in a commercial kitchen are necessary.

Police Department

On March 28th, the Chief of Police, Richard Stillman and the Deputy Chief, John Carmichael, appeared before the MPIC to describe what the town needs in a police facility. The present police station began as a courthouse in 1881, then became the town hall, and finally, in 1984 was converted for use as a 10,400 square foot police station. The building is recognized on the National Registry of Historic Places; it is historic, but in no way suitable for the police station for the town. The use is spread across three floors with storage is very limited in a trailer, the pull-down to the attic and a bay at the DPW garage. There is minimal parking; only enough to squeeze in nine staff with no space for the public. That accommodates only nine of the 15 cruisers and other vehicles. Two motorcycles squeeze in between patrol cars. Employees must park wherever they can. On a typical day 20 – 40 public patrons come to the station; 10 – 20 on weekends. The building is in poor condition and is not suitable for modern policing. There are many issues with the handling of prisoners and detainees, handling of evidence, movement of prisoners, office and meeting facilities, staff accommodation, etc. The list of shortfalls is very long.

The future (in truth current) needs for a police station look for a facility that is reasonably close to the center of town simply from a perspective of accessibility. Most of the calls come from the East and South sides of town, so a location oriented toward those sectors would make the most sense if the town center isn't available. The department estimates their building needs are between 18,000 and 22,000 square feet. In 2006, a study was done by a team led by The Carell Group, an architectural firm, who outlined needs. They identified a need of approximately 21,100 square feet and the allocations of space to various functions were not overly generous. There are no "palaces" in this estimate. A single story building is preferred, however parcel limitations might dictate a two story building which would be acceptable. Parking issues must be resolved. A proper facility would accommodate 20 cruisers (looking to the long term), 30 staff spaces and 25 patron spaces including four handicapped slots. Garage space is required for cruisers and evidence vehicles. Of course a "sally port" which is an enclosed portal for

transfer of prisoners with appropriate controls is really necessary. Additional storage, as described within the desired space, is necessary for evidence, supplies, equipment, records and climate controlled radio and computer rooms. The facility must have space for an emergency generator and a minimum 100-foot telecommunications tower.

The study done in 2004 for the Space Needs Study Committee identified a new police station as the highest town priority. Nothing has changed since 2004 except that the current station has deteriorated. The Walpole Police Department needs to improve its facilities as part of its quest for accreditation. Facilities, training and other factors are considered; today they could not qualify. The Massachusetts Police Accreditation Commission provides the credential and there are financial benefits to the town. With a "Certification" there is a \$500 per year reduction in liability insurance cost; with "Accreditation" the savings is \$1000 per year. The desired facility is to accommodate, in part, a slightly larger police force to stay abreast of population growth. New England regional FBI data collected in 2009 reflects an average ratio of 1.8 full-time law enforcement officers for every 1000 in population for towns of a size comparable to Walpole. Walpole's current ratio as of this report is 1.5 uniformed police per thousand of population.

Fire Department

The MPIC study team met with the Fire Chief, Tim Bailey, on April 12th to discuss the needs of the Fire Department. He provided a summary of the present conditions and what they really need for space to operate effectively. Their present location at 20 Stone Street is ideal for its placement in the center of town. It provides timely access to all sectors of the town which is essential in that cuts to funding have necessitated the closure of the stations in East and South Walpole; they are only used for storage of equipment. It is unlikely that the town's financial posture will permit the hiring of additional firefighters to staff and reopen those stations. The current facility was built in 1952 as a police station and headquarters for the call fire department. As the Fire Department evolved to a full-time force it required more space, and the Police Department moved to its present location in 1984. The present station is 9,753 square feet spread over two floors. There is approximately 2,000 square feet in the basement, but the basement is not dry and storage there is a problem. The parking spaces available are only ten with no space for patrons who might be coming to the station for services. Usually 15 – 20 patrons visit the station daily. A major problem is parking for firefighters who are off-shift and called back in to handle an emergency. They have no place to park and often end up on the grass or other inappropriate location. The present plant is only capable of garaging 13 of the 17 vehicles of the department, and that includes use of East and South Walpole. While the command vehicles of the chief and deputy chief do not need garaging, other equipment does and that requires both more storage and better sized and equipped storage. Equipment now stored at stations #2 and #3 basically goes unused because getting there to prepare and move to site isn't timely. Those trucks need space at the main station for efficient use of resources.

Studies furnished by the Fire Department indicated that the fire station needs between 18,500 and 22,000 square feet. This will provide space for current operations, vehicle storage and maintenance in adequately sized bays (as opposed to remote buildings and tents) for the fleet described above, and

dormitory space for on-duty firefighters with adequate rest room and shower facilities. The need is for much more storage space, garage space for all equipment, and adequate bunk, kitchen and bath space for the duty staff. Parking is needed for 20-24 firefighters for duty staff and to accommodate the “call back” staff who must come to the station and man equipment for emergency situations. Parking for patrons of four spaces is desired. Such a facility would have adequate storage for all equipment and records, allow for proper maintenance, and make provisions for the duty staff. It would include meeting and training space as well as dispatch and offices. A shared facility of adequate size in a public safety facility certainly is acceptable, but the central location is non-negotiable; safety of the townspeople must take priority. The US Fire Administration, an organization that is part of the US Department of Homeland Security, has established the standard of five minutes response time as the target. When fires are responded to in five minutes or less they are usually confined to the room where the fire started. If more than six minutes the whole building is usually consumed and other buildings may be in jeopardy. Such a standard dictates a central location for the single fire station in Walpole. There is no practical way to renovate the current facility and renting of space for a permanent solution doesn’t appear to be a viable option. Rebuild in place with some placement of equipment off-site during rebuild is the most likely solution.

School Department

Lincoln Lynch, the Superintendent of Schools for Walpole, and other leaders from the school district and school board met with the MPIC on April 5th. Mr. Lynch reviewed the posture of the present school facilities. A summary of pertinent information is provided below:

School	Built	Last renovated	Enrollment
Bird Middle (6-8)	1961	1994	496
Johnson Middle (6-8)	1970	2000	425
Boyden (K-5)	1932	2004	463
Elm Street (PK-5)	2004	2004	441
Fisher (K-5)	1955	1998	480
Old Post Road (K-5)	1964	1997	483
Walpole High School (9-12)	1909	2001	1084

Given the enrollment of the various schools and the physical space of their sites, there does not appear to be any need for any additional land. The existing schools, with renovation, possible expansion and adjustments, can most likely handle the anticipated growth in population. The School Department offices and administration could use better space and location than that in the Town Hall, but that need is not urgent. More important is the need to reconfigure and update some of the existing plant to be more responsive to the changing character of the school population and modern education.

Funding for school renovation and modernization is largely provided by the Massachusetts School Building Authority (MSBA). Their strong preference is for renovation of existing plant or consolidation vs. new building and the reimbursement rate is higher for renovation. An independent analysis of demographics and school conditions is a requirement to initiate the planning process for MSBA support

to provide major financing for school building/renovation projects. Without such an independent study applications will not be considered. There is no such study currently budgeted and ideas about consolidation, shifting programs, expansion and renovation would have to evolve from such a study and the direction of the school committee.

The current school capacity is just about correct for the current population, but there are only two vacant classrooms at the elementary level. If an apartment complex such as The Preserve were to be introduced at the Walpole Woodworkers or other site, classroom sizes would go beyond 30 students. That student loading is being experienced at some locations in the 2011 school year. Expansion of some facilities would be necessary.

Housing Authority

The committee met with Denise Landry, Executive Director of the Housing Authority, on April 27th. The Walpole Housing Authority is an agency established by the town to provide safe and sanitary affordable housing for individuals and families of low income. The authority does not rely on town budgeting; its income is from rental of properties and subsidies from the Commonwealth of MA. The Authority provides income-based rental housing to 118 senior/handicapped, 12 low income families and 8 special needs families. These residences are spread over four facilities as follows:

Location	Built	Site space	Capacity
Neponset View Terrace	1971	5.7 acres – 8 bldgs.	64 - 1BR
Diamond Pond Terrace	1982	4.7 acres – 8 bldgs.	54 - 1BR
31 – 53 Ellis Street	1987	3 acres – 6 duplexes	6 – 2BR; 6 – 3BR
148-150 Pemberton Street	1980	.46 acres – 1 bldg.	8BR facility
Winthrop St. parcel		.48 acres	Undeveloped
Winthrop St. parcel		.46 acres	Undeveloped
Albany Road parcel		.43 acres	Undeveloped

The number of units available is small compared to the overall population of the town, particularly for families. There is clearly a need for more affordable family housing in the town. The waiting list for the 12 family units is approximately 5 years. On the other hand, the waiting list for senior housing is much shorter; approximately 1 year. This is most likely due to seniors preferring to live in their own homes much longer or relocating to live with relatives. A Housing Production Plan was completed in 2008.

Town Administrative Offices

During the course of the review the MPIC met with the Town Administrator and other department heads in the Town Hall. While there is always room for improvement there is no pressing need for a new Town Hall at this time or for any major improvements. If the Senior Center is built at another location the wing of the Town Hall now allocated to the Newell Center could provide for added space for some functions. Given the budget outlook for the near future it is very unlikely that the town will add more employees and create more space needs for town administration.

Some Alternatives and Considerations

During the data gathering sessions, all of which were held as open meetings, ideas were expressed by citizens to contribute to the process. In no specific order ideas included:

- Combined Public Safety facility is a good idea.
 - What do other towns think of their experience with a combined facility?
- Could the Police Department or Senior Center be in a leased facility; perhaps in a Shopping Center?
- Look at the opportunity to have a private developer build a facility and lease it back to the town. The name Paramount Partners LLC was mentioned.
- Advertise to the public the desire to purchase land to meet town needs as opposed to direct dealing with single seller.
- Could the 100-ft. telecommunications tower be put to multiple uses? For example local, regional, Eastern Mass or Southern New England?
- Why not do the combined Public Safety building as a phased development? The core and Police Facility first, then the Fire Department. These could be wings from a core. This may have been done in the past; perhaps on the Cape.

Brainstormed Ideas for Facilities Allocations

At the Walpole town election on June 4, 2011, the override question to purchase the Walpole Woodworkers site was defeated 2,362 – 1,576, thereby eliminating an option for the location of needed town facilities. In this new context, the Master Plan Implementation Committee (MPIC) met on Wednesday, June 29, to “brainstorm” possibilities for the location of the needed facilities. The focus was to site a Police Station, a Fire Station, a Senior Center and recreation/athletic fields. The primary focus was town land and sites, but other possibilities were encouraged to broaden the range of solutions to town needs. Once the exhaustive list of alternatives were recorded and briefly discussed, attendees cast votes (six votes each) for their preferred alternatives. No restrictions were considered; they will be determined later.

The most preferred alternatives in order of preference were:

- Develop Robbins Road site for Senior Center and athletic fields
- Rebuild Fire Station on current site in two phases
- Acquire the NSTAR site for the Fire Station or a combined Public Safety facility
- Acquire Woodworkers warehouse on School St. for Senior Center or Police Station
- Close School St. and redesign the municipal campus
- Move Blackburn Hall to make room for police/fire stations
- Lease old Town Hall to businesses or a developer for business leasing

The following is an inclusive listing of the choices that were proposed by participants, including ideas presented by members not present. They are grouped by similarity for ease of reference.

Municipal Campus

- Add to present senior center in town hall
- Renovate current Police Station and Fire Station – connect to old Town Hall to form a combined Public Safety facility
- Rec Dept. moves to old library; Blackburn Hall torn down for Fire Station site
- Combine middle schools at Bird; relocate Town Hall to Johnson Middle; Public Safety facility at current Town Hall site
- Senior Center in old Town Hall
- Rebuild Fire Station “in situ” in two stages
- Rebuild Fire Station and use old Town Hall for dormitory and exercise facility; connect together
- Move Blackburn Hall to another site (e.g. Morgan Field)
- Renovate Fire Station at current location
- Lease out old Town Hall for businesses or business development
- Close off School St. between East and Stone; reposition buildings for new municipal campus
- Use vacated senior center end of Town Hall with addition for Police Station
- Use Morgan Field and pool space for municipal building
- Build parking garage behind current Fire Station; expand Fire Station
- Old Town Hall becomes historical museum
- Tear down current Fire Station; rebuild on site
- Relocate Town Hall; Police Department @ existing Town Hall
- Relocate Town Hall; becomes Senior Center with 2d floor as senior housing
- Convert current Fire Station to Police; build new Fire Station

Robbins Road

- Robbins Road – Senior Center
- Reconsider Robbins Road for Police Station – negotiate space with VFW Post
- Robbins Rd. as Senior Center and ball fields
- Police Station on Robbins Road
- Senior Center on Robbins Road
- Combine middle schools at Bird; Police Station at Johnson (Robbins Road)

Washington Street

- Police Department on Washington St. near DPW
- Use 2d location on Washington St. (South)
- Reuse Food Pantry site
- Senior Center at Food Pantry
- Build Senior Center on Washington St. near DPW (North)
- Police Department on Washington St. south of DPW driveway

South Street

- Police Department of South St. asbestos site
- Purchase “Brownfields” site on South Street; build Fire Station

Purchased Property

- Research potential private property acquisition
- Purchase Foundry Building – use as Senior Center
- Bird Machine site for any or all of facility needs
- Route 1A Industrial Park for Police Dept. or Fire Station
- Purchase NStar site for combined Public Safety bldg. or for Fire Station
- Purchase Woodworkers warehouse on School St. for Senior Center of Police Station
- Purchase World Truck property on Main Street
- Purchase Jones field on High Plain and Washington St.
- Purchase old Fales Machine (Foundry)
- Look for land swap partners (e.g. VFW; NSTAR)
- Purchase old Gallo Florist space on East St. – PD/FD/Public Safety
- Purchase building next to Turco Insurance on Stone Street for Police Station
- Purchase house/lot opposite Mylod St. for fire or police station
- Senior Center in old Channel Technology building on Bird Drive
- Purchase old Fales Machine (foundry) for 40R development

Other

Combine Senior Center for Walpole with that being proposed for Foxboro

Combine Middle Schools at Bird; Johnson becomes Senior/Community Center

Recommendations

After due consideration the MPIC focused its attention on use of existing town properties, given the recent experience of an unsuccessful override to purchase the Walpole Woodworkers site. With the current economic state of affairs, grandiose plans of a total rebuild of the municipal campus, while possible, are unaffordable. The committee believes that the pressing needs for a new police station, a new senior center and a rebuilt fire station dictate the need to use existing properties and proceed expeditiously. The MPIC realizes this examination isn’t exhaustive of all issues that might be considered about any possible site. The reasons for considering the sites recommended and the reasons why other suggested approaches were not recommended are summarized below. The MPIC will continue to be actively engaged with the selectmen and town management to address other issues of town properties, not the least of which is the re-use or disposition of town facilities displaced by new construction.

Police Station

The committee views the replacement of the police station as the highest priority need of the town. In viewing town land, the space available on Washington Street, south of the entrance to the DPW Garage, appears to be adequate in size to meet the town needs. The DPW plot does abut the Town Forest so there may be some constraints, but there doesn't seem to be any major engineering or conservation issue to constrain the use of the property. Washington Street in that area is not heavily populated and in general has capacity for the modest additional traffic a police station would introduce. The location next to the DPW would be favorable from an overall facility and equipment garaging and maintenance perspective. The DPW lot is a total of approximately 38 acres of which approximately half is built out. There is plenty of space available to allow for the modest expansion plans of the DPW and to house a new police station. The site is located approximately 1.8 miles from the center of town and does not have any residential property nearby.

Senior Center

The committee recognizes the desires of many to site the senior center in the center of the town near Town Hall and municipal services; however there is no space available that begins to meet the criteria for the facility. Experience of most other surrounding towns has illustrated three main points.

- First, the first estimate of need is seldom correct or sufficient. Norwood had to expand an already large facility, Foxboro has a facility 1 ½ times that of Walpole serving a smaller population and they are planning an expansion and Medfield has essentially grown to the capacity of its facility in three years. Having space to expand from the initial build is essential.
- Second, as the range of programs expands the use of the facility expands. The range of services in places like Medfield and Norwood is much greater than that in Walpole, suggesting that Walpole will quickly grow into and potentially outgrow a new facility quickly.
- Third, parking quickly becomes an issue. Most people in 21st century society drive as long as they are able and while the COA has vans to pick up some people; the very great majority of seniors will drive to the center wherever it is located.

Walpole center has no available space to accommodate the expressed and inferred needs for a senior center.

- Spring Brook presents limitations from a conservation standpoint; one cannot build close to the river due to conservation laws.
- The water table behind the Town Hall is problematic and might not permit conventional construction even if the town were willing to eliminate Stone Field. The town is already in need of more ball fields and eliminating one that is actively used, is conveniently located for youth programs run by the Recreation Department, and that has been improved with significant private funds would most likely not be acceptable.

- The recreation space occupied by the Center Pool and Morgan Field is under deed restrictions for use for recreation.
- There is inadequate parking at present in the town center and use of any portion of the Municipal Lot, without a multi-million dollar investment in a parking garage, would not be feasible. Even if any of the alternatives mentioned were to be pursued, the space would still not provide for expansion opportunity, outdoor space or adequate parking.

Quite simply, a town center location is not feasible.

The MPIC recommends that the town property on Robbins Road that had been proposed for the police station be allocated for the development of the senior center. The site is located 6/10 of a mile from the town center in a relatively quiet, residential community next to the Johnson Middle School. While the site was determined by the voters to be inappropriate for a new police station for a host of reasons, few of those reasons have any merit when a senior center is considered. A senior center will not result in any undesirable people being in and around the school or residences. It will not anticipated that it would create any major new flow of traffic except for special larger events. There will be no high speed emergency vehicles using the roads, nor will there be a particular need for emergency vehicles to access the facility except infrequently, much like a residence. The senior center will not produce any unacceptable noise or other intrusive activity to the area.

There are use restrictions on the space based on the existence of town wells toward the southern edge of the school property. The area that the senior center would occupy is in the front part of the site in an area described as Area 4 or Secondary Recharge Area. The full site could be further developed for recreation ball fields as long as the space is kept permeable for the water discharge. Any buildings or parking lots will require special treatment for runoff water recharge which creates a modest added cost to the site preparation and construction. As in any zoning, water or conservation issue, the specifics of facility siting dictate whether or not there is an issue. The Committee believes there is plenty of space to accommodate both current and future needs for a senior center that is suitable for the people of our town. While there was a finding expressed in a 2006 memo that the area was unsuitable for fields because fertilization could not be done, a more recent examination has revised that view. It is clear that the area around the wellheads (Zone 1) do not permit fertilization, however the wider Area 1 would permit fertilization consistent with household use. Athletic field fertilization should fall within that use which is a permitted use in the zoning by-laws.

An alternative discussed was the acquisition of the VFW property, which the town sold to the Post for \$1 many years ago, to provide for a better space overall. The town could then identify another property for the VFW Post to build a smaller and new facility, sell the property to the VFW for \$1, and buy back the current property for the cost of their new facility. In that way the town would have a better space for the Johnson Middle/Senior Center complex that would be quite appealing visually and functionally. The VFW would have a new facility for its Post. The Post has gotten smaller over the years and may need less space than it currently occupies. The use of the parking space for school events could

easily be accommodated in the design of the senior center. The senior center could then be sited adjacent to the school which might result in some mutual use of space. The modest additional cost could provide a real benefit to both the town and the VFW.

Some discussion was held around the idea of Johnson Middle School being consolidated into Bird, and the school building then being available to become a combined senior center and community center. It is unclear that this is a likely outcome until there is serious initiative by the School Committee, and professional study of demographics and school needs, and considerable other work to implement the idea. In the meantime there is a real need to provide an adequate facility and range of programs only such a center can support for our senior citizens. Time and need drove the committee to recommend the Robbins Road site.

Fire Station

Solution to the needs for a new fire station is severely limited by the need to be in the center of town. The response time from the station to the site of a fire is of paramount importance. The central location makes meeting the five minute time target possible while other locations do not. There is no space available, public or private, in or near the center of town. Given that consideration, the MPIC recommends the replacement of the fire station at its current site. That does not mean its exact footprint or with the exact configuration of roads and other facilities as is presently located in or near the fire station space. The station will have to be a two-story building; three will probably not be necessary. The ground floor footprint will have to accommodate the desired garaging space; other facilities can be in upper floors.

With careful planning vehicles can be positioned elsewhere and portable offices and other facilities used as the rebuild of the site are phased in. It is anticipated that the DPW garage might house fire equipment partially; other pieces can remain in temporary facilities in the central site. If the police station were to be built first, the fire department could use the old town hall/police station for a temporary solution as the rebuild takes place.

The idea of rebuilding the fire station in situ and using the vacated police station as dormitory and administrative space has merit and needs to be considered. The footprint of the current station might well work better using this approach and town facilities could be renovated and used.

Recreation Fields

The Fields study examined available space and found none that would fully meet their needs. The siting of the Senior Center on Robbins Road might open the space to the rear of the lot for such use. It would be even better if the alternative of buy-back of the VFW is pursued. The use of field turf for surfacing of fields, while costly, overcomes the water restrictions. Field turf is a permeable surface and doesn't require any fertilization or create chemical runoff. Parking spaces can be gravel or other permeable surfaces, eliminating the concerns associated with that approach. The available space could easily add at least two soccer fields. A detailed review by appropriate professional authorities is recommended so that a fully documented decision can be made.

The MPIC examination did not attempt to find space for all the fields needs given that there was already a study underway. It is highly unlikely that added land will be procured for fields. The Committee suggests looking at landlocked spaces that might become available with appropriate trade-offs with adjacent properties to permit access.

Conclusions

1. The town should initiate a professional study by a facilities and education consultant that will provide a more detailed analysis of town facilities needs and siting. In particular this study must support the school committee's needs to support requests for state funding for renovation/consolidation of school buildings. Allocation of \$180,000 from the prison mitigation funds is recommended for this purpose.
2. The town should proceed to plan the details of a new Police Station and Senior Center, and replacement of the Fire Station as recommended. Time is of the essence and the work should ensue pending the outcome of the professional study recommended above.
3. Reuse of present facilities vacated by building underway or planned (e. g. Library, Police Station, Senior Center, etc.) must be addressed as part of the overall facility planning process. That study was beyond the scope of this summary survey. The committee recommends it be included in continuing studies to make recommendations on such reuse as part of the strategic planning process.

Appendices

1. Rationale for Discarding Valid Suggestions

2. References of available land and restrictions

- a. Map of various parcels of land and their use for the Town of Walpole
- b. Spreadsheet of Land owned by the Town of Walpole
- c. Spreadsheet of Conservation land parcels.
- d. Draft inventory of open space potential parcels; public and private
- e. Town Forest
- f. Other deeded land and restrictions
- g. Usage of Allen Dam site

3. Bibliography

Appendix1. Rationale for Discarding Valid Suggestions

The MPIC reviewed all suggested solutions and considered them from the perspective of satisfying the identified needs, financial suitability and speed in implementation. The following rationale applies to discarding suggestions that were quite valid and had merit, but weren't feasible in the time scale of the need.

Purchase of additional town property. The recent override attempt to purchase the Walpole

Woodworkers site gives us a clear indication that there isn't support to purchase additional property for the town. The cost is a significant burden to overcome. There would be, in most cases, some other rationale for not purchasing property. Many of the stated objections to the purchase of the Woodworkers site were not based on fact, but emotion. They tended to carry much more weight than they deserved. That would most likely recur in another attempt to purchase property. The alternative of purchasing new property might well be the best choice for the town, but it if it is not achievable; it is not a feasible alternative. This consideration would negate the really high potential alternatives such as purchase of the NSTAR facility or the Woodworkers property on School St.

Move Blackburn Hall. Where would one move it to? The cost of moving such a building is considerable.

Blackburn isn't a stick-built building. Its weight and girth makes it an extraordinarily difficult (if not impossible) building to move. In any event, such a move would have to be a relatively short distance. There is no other place that practically could house Blackburn in the vicinity of the town center.

Close School Street and make the area the municipal campus. There are fine facilities in the present campus. In order to make it available for greater development, most of the present facilities would have to be torn down and replaced by other facilities in other places. The space on the east side of School St. (Morgan Field, Center Pool, etc.) is restricted to recreational use, so closing School St. and using this space as part of the total parcel is not likely, given deeding restrictions. There are still spaces that have conservation restrictions and building restrictions as well. Those don't go away. Tearing down everything and starting anew would be a wonderful approach if there weren't any fiscal restraints. The reality is that this approach would cost many millions of dollars more than other strategies and would be very unlikely to gain large public support. Attempting to do what might be envisioned as "right" by some but with a high probability of failure serves no one.

Renovate the present senior center in town hall. The current Newell Center has served the town well, but the town has clearly outgrown its capacity. There is no space now available with the new library ready to open. If the situation had been reviewed in the past a combination of addition to the present center and accommodation in the library might have been a viable alternative. Even then the need to additional parking and the need for expansion would not have been served. The current center has no capacity for reasonable addition.

Recreation Dept. moves to old Library and Blackburn torn down for fire station space. The cost of renovation of the old library for administrative offices is considerable; perhaps as much as \$2 - \$4 million. Tearing down Blackburn would then require replacement since the Recreation Department uses Blackburn for a large number of programs for which there would be no home. A community center of some type would have to be built. While this would accommodate a larger fire station, there would be considerable added cost without much gain in benefit.

Combine Middle Schools at Bird, relocate Town Hall to Johnson, build public safety facility on present Town Hall site. This is an excellent example of "out of the box" thinking. If there were time and resources available it just might be a great solution, at least for public safety. Unfortunately this would be a very long term approach since the rebuild of Bird to be the only middle school would be many years down the road (perhaps ten years), after which the Town Hall would have to refit and move and the building be torn down to create the space for the combined public service building. This seems to the committee to be too much time and too many dollars to be practical.

Modify the old town hall, after the Police vacate, into the senior center. The space just won't work. There aren't enough parking spaces; there is no major meeting space and no room for expansion if we get it wrong. The size is only approximately 10,000 square feet and it is spread over three floors. There is no outside space and elevators to access what facilities could be provided are inadequate. Costs to renovate and bring the facility closer (It would never be good enough) could be prohibitive.

Convert the current fire station to police and build new fire station. That would work if there was a place to put the fire station. As documented earlier, the station must be in or very near town center to meet response times. There is no place to build such a station.

Police Station on Robbins Road. Some members of the committee still see Robbins Road as an appropriate site for a police station; most do not. Some of the arguments against having such a facility have strong merit and are unlikely to be overcome. Pursuing that path is not an effective solution to the town needs.

Partner with Foxboro for a combined Senior Center to accommodate both towns. This surely would be cost-effective, but would not serve the needs of Walpole seniors. Foxboro is a bit of a drive and many would not be likely to make the trip. Both Medfield and Norwood are closer and many Walpole seniors go there from time to time. Our residents deserve a proper facility!

Combine Middle Schools at Bird and Johnson becomes community/senior center. If there were a plan to do that combination in a timely fashion, that might be an excellent approach. There is no present consensus that the two middle schools should be combined. That might take place several years from now if at all. There would be significant need to modify the Johnson Middle School for such purpose, but it certainly has more space than is needed. It does not have parking that is suitable for seniors. That would be an important accommodation that isn't easily

solved with the well-heads immediately behind the school, precluding rear entrance and parking lot construction.

Appendix 3 – Bibliography

BSC Group et al, Town of Walpole Route 1A Industrial Park/Main Street Feasibility Study, August 2011

Broomer, Kathleen Kelly, Architectural Historian and Preservation Consultant, Town of Walpole Communitywide Historical Properties Survey, July 2008

Camp, Dresser & McKee, Inc. et al, Walpole Brownfields Project: Main Street Site Redevelopment Analysis, June 2002

Carell Group Inc. et al, Walpole Public Safety Space and Feasibility Study, April, 2008

Cecil Group et al, An Expedited Permitting System in Walpole: A Report on the Key Issues, Choices and Recommendations, May 2008

Community Design Partnership et al, Walpole Master Plan and E0418 Community Development Plan 2004 – 2024, June 2004

Horsley Witten Group, Planned Production Plan for Affordable Housing, January 2008

Horsley Witten Group and ICF International, Green Communities Action Plan, June 2011

Metropolitan Area Planning Council, 2007 Smart Growth Technical Assistance Study for the Towns of Norfolk and Walpole, June 2007

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Rojas Design, Inc., Housing Feasibility Study, March 2011

Vanasse, Haugen, Brustline, Inc., Town of Walpole Priority Development Sites Report, March 2008

Weston & Sampson, Athletic Fields Master Plan, 2008

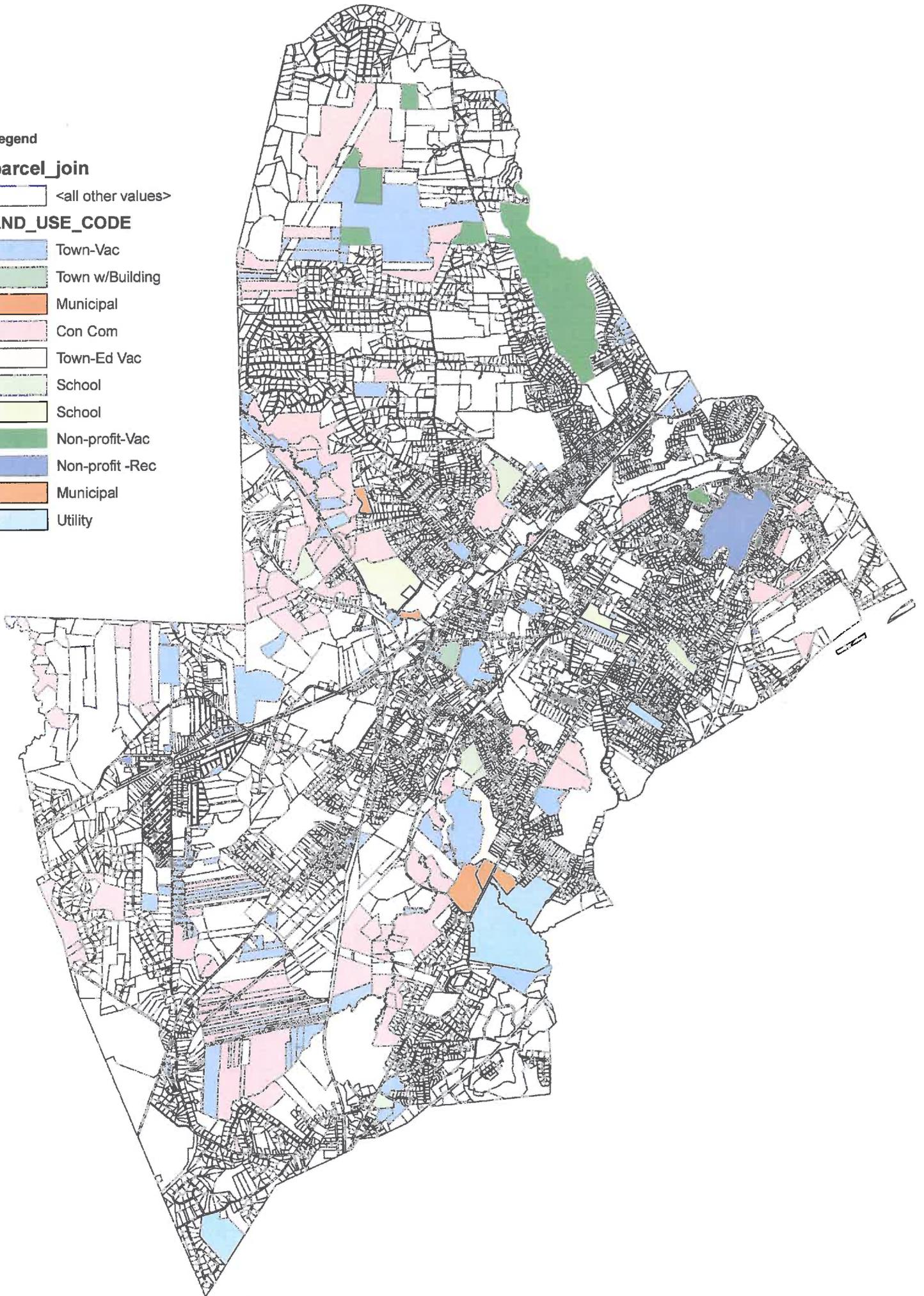
Legend

parcel_join

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LND_USE_CODE

-  Town-Vac
-  Town w/Building
-  Municipal
-  Con Com
-  Town-Ed Vac
-  School
-  School
-  Non-profit-Vac
-  Non-profit -Rec
-  Municipal
-  Utility



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Land Owned by Town of Walpole (Owner of Record)									
Parcel ID	No.	Street	Lot Size (in.)	Buildings	Total Assessed Value	Zoning	Assessor's Land Use Code	Notes (if any)	
6/9	0	Bubbling Brook Road	3.91 No	No	2,800	R	930V	Undevelopable - Wetlands	
10/2	0	Bullard Street	0.50 No	No	9,400	RA	930V		
45/3	0	Carl Road	4.20 No	No	45,700	R	930V	Some wetlands - lack of frontage/access	
39/86	0	Cedar Street	0.22 No	No	1,600	R	930V		
39/175	0	Cedar Street	0.33 No	No	2,400	RA	930V	Approx. 50% wetlands	
45/20	0	Cedar Street	2.80 No	No	38,400	R	930V	Some wetlands; Frontage on Cedar/Backside of 1A Junkyards	
39/85	0	Cedar Street off Rt. 1A	0.11 No	No	7,800	R	930V		
52/2	0	Cedar Swamp	1.80 No	No	2,600	PSRC	930V	Undevelopable - Wetlands	
52/19	0	Cedar Swamp	3.00 No	No	4,400	PSRC	930V	Undevelopable - Wetlands	
39/89	0	Cedar Swamp	2.10 No	No	3,000	R	930V	Undevelopable - Wetlands	
39/54	0	Cedar Swamp	1.90 No	No	2,800	RA	930V	Undevelopable - Wetlands	
52/11	0	Cedar Swamp	3.80 No	No	5,500	PSRC	930V	Undevelopable - Wetlands	
52/12	0	Cedar Swamp	3.20 No	No	4,600	PSRC	930V	Undevelopable - Wetlands	
45/54	0	Cedar Swamp	2.29 No	No	3,300	R	930V	Undevelopable - Wetlands	
52/5	0	Cedar Swamp	5.80 No	No	8,400	PSRC	930V	Undevelopable - Wetlands	
52/8	0	Cedar Swamp	1.30 No	No	1,900	PSRC	930V	Undevelopable - Wetlands	
52/7	0	Cedar Swamp	0.70 No	No	1,000	PSRC	930V	Undevelopable - Wetlands	
45/56	0	Cedar Swamp	6.70 No	No	9,700	R	930V	Undevelopable - Wetlands	
45/57	0	Cedar Swamp	5.40 No	No	7,800	R	930V	Undevelopable - Wetlands	
45/65/1	0	Cedar Swamp	0.10 No	No	100	PSRC	930V	Undevelopable - Wetlands	
51/75	0	Cedar Swamp	23.10 No	No	33,500	PSRC	930V	Undevelopable - Wetlands	
45/55	0	Cedar Swamp	5.80 No	No	8,400	R	930V	Undevelopable - Wetlands	
39/63	0	Cedar Swamp	1.20 No	No	1,700	RA	930V	Undevelopable - Wetlands	
46/45	0	Cedar Swamp	16.00 No	No	23,200	IND	930V	Undevelopable - Wetlands	
46/58	0	Cedar Swamp	6.20 No	No	9,000	PSRC	930V	Undevelopable - Wetlands	
46/61	0	Cedar Swamp	10.40 No	No	15,100	IND	930V	Undevelopable - Wetlands	
52/13	0	Cedar Swamp	1.50 No	No	2,200	PSRC	930V	Undevelopable - Wetlands	
52/14	0	Cedar Swamp	2.70 No	No	3,900	PSRC	930V	Undevelopable - Wetlands	
52/15	0	Cedar Swamp	6.30 No	No	9,100	PSRC	930V	Undevelopable - Wetlands	
52/20	0	Cedar Swamp	3.30 No	No	4,800	PSRC	930V	Undevelopable - Wetlands	
18/153	0	Chapman Street	0.05 No	No	6,500	GR	930V		
51/131	0	Chestnut Street	0.86 No	No	3,100	RA	930V		
51/142	0	Chestnut Street	0.80 No	No	2,900	RA	930V		
20/33	0	Chestnut Street	0.06 No	No	4,300	B	930V		
39/205	0	City Mills	0.17 No	No	1,200	RA	930V		
31/149/2	0	City Mills	0.30 No	No	3,300	RA	930V		
31/158	0	City Mills	0.11 No	No	7,800	RA	930V		
31/161	0	City Mills	0.11 No	No	7,800	RA	930V		
31/169	0	City Mills	0.10 No	No	1,100	RA	930V		
39/87	0	City Mills	0.10 No	No	700	R	930V		
39/132	0	City Mills	0.05 No	No	400	R	930V		
31/161/6	0	City Mills	0.39 No	No	16,800	RA	930V		

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Parcel ID	No.	Street	Lot Size (in)	Buildings		Total Assessed		Assessors Land		Notes (if any)
				Value	Zoning	Use Code				
31/161/4	0	City Mills	0.11	No		7,800	RA	930V		
31/161/5	0	City Mills	0.33	No		16,700	RA	930V		
39/52	0	City Mills	0.10	No		700	RA	930V		
39/53	0	City Mills	0.10	No		700	RA	930V		
32/2/2	0	City Mills	0.06	No		6,700	RA	930V		
40/2/13	0	Cleveland Street	0.24	No		17,200	RB	930V		
40/2/12	0	Cleveland Street	0.12	No		8,300	RB	930V		
40/2/10	0	Cleveland Street	0.12	No		16,500	RB	930V		
41/58	0	Common Street	5.76	No		62,600	PSRC	933V		High School Fields
33/221	65	Common Street	0.76	Yes		1,781,800	GR	931C		Library
34/222	275	Common Street	14.00	Yes		21,025,800	PSRC	934C		High School
42/306	319	Common Street	5.38	Yes		2,661,000	PSRC	934C		Plimpton School
28/92/1	0	Coney Street	0.01	No		1,000	RB	930V		
19/155	0	East	0.11	No		7,700	GR	930V		
26/145	0	East Street	6.20	No		873,300	RB	930V		Part of Bird Middle School
52/25/1	0	Eldor Drive	0.06	Shed/Pumphouse		55,400	RA	974V		Utility
16/15	0	Elin Street	2.06	No		14,900	PSRC	930V		Landlocked parcel; wetlands
16/60	0	Elin Street	2.80	No		20,300	R	930V		
25/10	0	Elin Street	1.90	No		42,100	PSRC	930V		Corner of Robbins Rd; Undevelopable - wetlands
25/281	0	Elin Street	2.50	No		39,600	IND	930V		Frontage on Turner Rd; undevelopable
24/50	0	Elin Street	1.30	No		4,700	PSRC	930V		Undevelopable - wetlands; landlocked parcel
24/52	0	Elin Street	3.20	No		11,600	PSRC	930V		Undevelopable - wetlands; landlocked parcel
24/11	415	Elin Street	11.46	Yes		9,898,700	R	934C		Elin Street School
18/151	0	Fairmont Ave	0.07	No		14,000	GR	930V		
18/150	0	Fairmont Ave	0.08	No		14,200	GR	930V		
18/140	0	Fairmont Ave	0.09	No		7,400	GR	930V		
18/154	0	Fairmont Ave	0.11	No		15,500	GR	930V		
18/152	0	Fairmont Ave	0.24	No		16,400	GR	930V		
14/10	0	Frank Street	0.69	No		40,200	RA	930V		Wetlands
14/6	0	Frank Street	1.70	No		51,300	RA	930V		Partial wetlands
14/32	0	Frank Street	0.69	No		100,400	RA	930V		Wetlands; access
14/7	0	Frank Street	1.35	No		46,200	RA	930V		Probably undevelopable; wetlands
14/35	3	Frank Street	0.69	No		40,200	RA	930V		
14/34	5	Frank Street	0.69	No		40,200	RA	930V		
14/33	7	Frank Street	0.69	No		40,200	RA	930V		
14/8	8	Frank Street	1.20	No		44,000	RA	930V		
14/9	10	Frank Street	1.20	No		44,000	RA	930V		Wetlands at frontage/access
8/10/10	0	Frontier Drive	0.05	No		11,400	R	930V		
40/243	0	Garfield Street	0.08	No		14,900	RB	930V		Undevelopable
18/246	65	Gould Street	20.00	No		8,741,200	PSRC	934C		Fisher School
26/237	0	Hartshorn Road	0.84	No		18,500	GR	930V		Undevelopable - wetlands
40/247	0	Harvard Street	0.06	No		14,200	RB	930V		Undevelopable
40/250	0	Harvard Street	0.06	No		14,200	RB	930V		Undevelopable
42/177	0	Hawthorne Drive	0.27	No		2,900	R	930V		Landlocked parcel
43/25	0	Hawthorne Drive	0.13	No		1,400	RB	930V		

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Parcel ID	No.	Street	Lot Size		Buildings	Total Assessed		Zoning	Assessor's Land Use Code	Notes (if any)
			(sq. ft.)	(sq. ft.)		Value	Area			
27/2	0	Hemlock Street	3.25	No		163,900	RA	930V	Appears access via Plimpton; parcel long in length	
35/383	0	High Plain Street	1.00	Outbuilding		461,100	RB	974V	Utility	
37/1/2	0	High Plain Street	0.02	No		3,600	RA	930V		
32/255	0	High Plain Street	0.41	No		8,400	RB	930V		
16/3	0	High Street	6.20	No		67,400	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
7/14	0	High Street	2.10	No		22,800	PSRC	930V	Landlocked parcel	
16/38	0	High Street	3.00	No		10,900	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
7/16	0	High Street	2.00	No		7,300	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
16/41	0	High Street	2.35	No		8,500	PSRC	930V	Landlocked parcel	
16/43	0	High Street	1.80	No		6,500	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
7/23	0	High Street	0.73	No		7,900	R	930V	Landlocked parcel	
11/119	0	High Street	0.30	No		3,300	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
11/120	0	High Street	2.10	No		22,800	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
16/2	0	High Street	6.10	No		66,300	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
7/17	0	High Street	2.00	No		14,500	PSRC	930V	Landlocked parcel; some wetlands	
16/44	0	High Street	6.00	No		21,800	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
7/31	0	High Street	5.25	No		57,100	PSRC	930V	Landlocked Parcel	
46/63	0	Industrial Road	3.60	No		21,700	IND	930V	Undevelopable - wetlands	
53/141	0	Irving Drive	0.26	No		9,000	RB	930V		
53/217	0	Jason's Path	4.77	No		51,900	RB	930V	Some wetlands; water body	
16/171	0	Jorie Lane	1.65	No		12,000	PSRC	930V	Landlocked parcel; abuts RR	
25/189	0	Kendall Street	0.03	No		12,400	LM	930V	Undevelopable	
26/94	0	Kendall Street	5.56	No		323,600	RA	930V	Some wetlands	
31/97	0	Kingsbury Street	0.99	No		89,300	RA	930V		
31/100	0	Kingsbury Street	1.50	No		185,900	RA	930V		
23/7	0	Kittredge Street	2.60	No		28,300	R	930V		
23/10	0	Kittredge Street	1.70	No		188,800	R	930V	Landlocked parcel/Inhabitants of C.C.	
16/46	0	Leonard Road	6.00	Outbuilding		483,700	PSRC	974V	Pumping Station	
31/161/3	0	Lincoln Road	0.11	No		7,800	RA	930V	Undevelopable	
38/37	0	Lincoln Road	0.70	No		5,100	R	930V	Landlocked parcel	
31/11	0	Lincoln Road	22.00	No		483,100	R	930V	Former Landfill	
45/43	0	Main Street	0.14	No		1,400	R	930V	Undevelopable - wetlands; landlocked parcel	
18/286	0	Main Street	2.80	No		18,700	PSRC	930V	Part of Cobbs Pond	
26/38	0	Main Street	0.40	No		4,400	IND	930V	Landlocked parcel	
51/144	0	Main Street	1.31	No		125,100	RA	930V		
33/408	0	Main Street	1.34	No		305,100	GR	930V	The Common	
25/191	0	Main Street	0.51	No		154,000	GR	930V	Old Burial Place Cemetery	
26/11	0	Main Street	0.20	No		1,500	IND	930V	Landlocked parcel	
26/37	0	Main Street	0.30	No		3,300	IND	930V	Landlocked parcel	
40/215	0	Main Street	1.50	No		5,400	RB	930V	Off of Main by State St; undevelopable-wetlands; abuts RR	
51/136	0	Main Street	0.10	No		400	RA	930V		
51/114	0	Main Street	0.11	No		7,800	RA	930V		
45/66	0	Main Street	0.70	No		1,000	PSRC	930V	Undevelopable - wetlands; landlocked parcel	
46/66	0	Main Street	5.36	No		7,800	IND	930V	Undevelopable - wetlands; landlocked parcel	
46/68	0	Main Street	1.51	No		222,700	LM	930V	Undevelopable - wetlands	

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Parcel ID	No.	Street	Lot Size		Buildings	Total Assessed		Zoning	Assessor's Land Use Code	Notes (if any)
			(in)	(sq)		Value				
51/130	0	Main Street	0.83	No		142,900	RA	930V		
26/292	0	Main Street	2.70	No		29,400	IND	930V		Landlocked parcel; wetlands; abuts RR and river
18/19	0	Main Street	1.34	No		133,500	PSRC	930V		Landlocked parcel; abuts Aggie School
40/214	0	Main Street	0.50	No		700	RB	930V		Landlocked parcel; sliver of land
51/147	0	Main Street	0.09	No		13,300	RA	930V		Access/minimum frontage
46/65	0	Main Street	0.62	No		130,400	LM	930V		Undevelopable - wetlands
46/14	0	Main Street	0.40	No		1,400	LM	930V		Undevelopable - wetlands
46/15	0	Main Street	3.80	No		3,500	IND	930V		Undevelopable - wetlands
41/94	0	Main Street	2.20	No		23,900	IND	930V		Landlocked Parcel; some wetlands; abuts RR
33/29	973	Main Street	0.95	Outbuilding		338,500	CBD	930V		CBD Parking Lot
33/34	980	Main Street	0.45	Yes		962,000	CBD	931C		Police Station/Old Town Hall
35/562	0	Merrick Street	0.02	No		2,400	RB	930V		
11/118	0	Millbrook Meadow	1.70	No		18,500	PSRC	930V		Landlocked parcel
16/40	0	Millbrook Meadow	7.00	No		25,400	PSRC	930V		Undevelopable - wetlands; landlocked parcel
36/57	0	Moose Hill Road	1.54	No		204,300	RA	930V		Portion wetlands; soccer fields
14/75	0	Mylod Street	13.14	No		970,500	PSRC	930V		
19/30	0	Mylod Street	0.36	No		33,500	RB	930V		
19/24	0	Mylod Street	0.26	No		32,900	RB	930V		
19/28	0	Mylod Street	0.27	No		32,900	RB	930V		
19/29	0	Mylod Street	0.20	No		16,200	RB	930V		
15/4	0	Mylod Street	0.06	No		2,700	LM	930V		Landlocked parcel
19/31	0	Mylod Street	0.34	No		33,400	RB	930V		
19/32	0	Mylod Street	0.30	No		33,100	RB	930V		
19/38	0	Mylod Street	4.20	No		257,000	LM	930V		
32/44	0	Norfolk Street	0.28	Outbuilding		174,700	LM	974V		Utility
7/21	0	North Street	2.50	No		18,100	PSRC	930V		Landlocked parcel
7/19	0	North Street	11.30	No		122,900	PSRC	930V		Landlocked parcel
5/39	0	North Street	0.90	No		6,500	R	930V		Landlocked parcel
12/118	0	North Street	11.50	No		125,100	R	930V		Landlocked parcel
8/2	999	North Street	157.83	Canopy/Barn		2,330,800	PSRC	930V		Adams Farm
35/248	0	Old Post Road	9.93	Outbuilding		2,351,100	RB	974V		Utility
43/1	0	Old Post Road	0.30	No		76,200	RB	930V		Guild Cemetary
35/48	99	Old Post Road	11.43	Yes		7,530,000	RB	934C		Old Post Road School
28/296	0	Pall Mall	0.17	No		20,100	RB	930V		
25/129	0	Pemberton Street	6.54	No		705,700	RB	930V		
54/28/16	0	Pine Street	0.49	Shed/Pumphouse		26,300	R	974V		
19/168	0	Pinnacle Drive	0.10	No		8,800	GR	930V		
20/243	0	Rhoades Avenue	0.01	No		700	GR	930V		Landlocked parcel
25/157	0	Robbins Road	17.70	No		746,200	PSRC	933V		Johnson Middle School Parking Lot
25/158	0	Robbins Road	3.00	Yes		394,000	PSRC	9311		Next to JMS Parking Lot
25/159	0	Robbins Road	1.80	No		202,400	PSRC	930V		Corner of Elm; ~50% wetlands; water body
25/11	111	Robbins Road	52.40	Yes		6,189,500	PSRC	9341		Johnson Middle School
54/14	0	Route 1	1.17	No		176,800	HBD	930V		Undevelopable
29/35	0	Rustic Road	0.01	No		1,000	HBD	930V		Undevelopable
33/38	135	School Street	11.98	Yes		5,358,800	GR	931C		Town Hall Complex

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Parcel ID	No.	Street	Lot Size		Buildings	Total Assessed		Assessors Land		Notes (if any)
			(in)			Value	Zoning	Use Code		
33/39	144	School Street	24.10		Outbuildings	1,034,100	GR	930V	Morgan Field/Memorial Pond/Center Pool	
41/65	0	South Street	8.80	No		95,700	PSRC	930V	Landlocked Parcel; Town Forest	
41/63/1	0	South Street	0.09	No		7,300	R	930V		
41/60	0	South Street	2.14	No		23,300	PSRC	930V	Landlocked parcel	
41/61	0	South Street	51.10	No		555,700	PSRC	930V	Landlocked Parcel; Town Forest	
41/67	0	South Street	2.00	No		14,500	PSRC	930V	Landlocked Parcel; Town Forest	
41/68	0	South Street	1.90	No		13,800	PSRC	930V	Landlocked Parcel; Town Forest	
47/6	0	South Street	0.90	No		186,200	PSRC	930V	Town Forest	
41/55	0	South Street	0.23	No		25,100	LM	930V		
41/69	0	South Street	1.10	No		8,000	PSRC	930V	Landlocked Parcel; Town Forest	
47/113	0	South Street	2.20	No		8,000	RA	930V	Undevelopable - wetlands; landlocked	
40/219	0	State Street	0.09	No		7,800	RB	930V	Undevelopable	
33/36	0	Stone Street	0.07	No		29,800	CBD	930V	Behind Fire Station	
33/37	0	Stone Street	1.00	No		300,200	CBD	930V	Parking Behind Station and 956-968 Main St	
33/35	20	Stone Street	0.20	Yes		969,700	CBD	931C	Central Fire Station	
52/63	0	Summer Street	0.25	Yes		266,500	LM	931I	South Walpole Fire Station	
56/70	0	Summer Street	0.05	No		500	RA	930V	Landlocked parcel	
52/17	0	Summer Street	5.60	No		8,100	PSRC	930V	Undevelopable - wetlands	
55/31	400	Summer Street	33.68	Elevated Tanks		3,077,700	R	974V		
35/254	0	Summit Avenue	0.10	No		7,600	RB	930V		
35/271	0	Summit Avenue	0.17	No		16,100	RB	930V		
35/313	0	Summit Avenue	0.17	No		8,100	RB	930V		
35/312	0	Summit Avenue	0.15	No		8,000	RB	930V		
35/315	0	Summit Avenue	0.04	No		12,900	RB	930V		
35/252	0	Summit Avenue	0.31	No		8,300	RB	930V		
40/217	0	Taft Street	0.32	No		17,500	RB	930V		
51/49	0	Teton Way	0.07	No		2,800	RA	930V	Undevelopable	
7/18	41	Wagon Road	12.36	Elevated Tank		1,418,900	PSRC	930V		
42/94	0	Washington Street	15.75	No		434,400	PSRC	930V	Primarily wetlands	
42/243	0	Washington Street	0.70	No		7,600	PSRC	930V	Town Forest	
42/244	0	Washington Street	29.00	Bleachers		635,200	PSRC	933V	Town Forest; part of nearby fields	
53/213	0	Washington Street	8.20	No		308,000	RB	930V	Terrace Hill Cemetary	
48/9	0	Washington Street	19.50	No		254,500	PSRC	930V	Town Forest	
48/10	0	Washington Street	142.80	Shed/Pumphouse		2,273,300	PSRC	974V	Utility; Town Forest Land	
27/256	0	Washington Street	1.00	No		10,900	RB	930V	Landlocked parcel	
20/288	183	Washington Street	0.16	Yes		549,400	B	931C	East Walpole Fire Station	
27/250	625	Washington Street	13.90	Yes		7,499,100	RB	934I	Bird Middle School	
42/242	1303	Washington Street	7.50	Yes		2,337,400	PSRC	971I	Water & Sewer; Town Forest Land	
42/241	1320	Washington Street	7.78	Yes		531,100	PSRC	931I	Town Forest Land	
47/3	1385	Washington Street	26.14	Yes		2,571,500	PSRC	931I	Town Garage	
53/216	1852	Washington Street	5.69	Yes		7,841,800	RB	934C	Boyd School	
53/218	0	Water Street	3.70	No		40,200	RB	930V	Landlocked parcel	
40/211	0	Wayside Park	0.12	No		8,300	RB	930V		
33/19	33	West St	0.39	Yes		562,200	CBD	931R	Deacon Willard Lewis House	
32/5	0	West Street	0.10	No		1,100	RB	930V		

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Parcel ID	No.	Street	Lot Size (sq. ft.)	Buildings		Total Assessed		Zoning	Assessors Land		Notes (if any)
						Value	Use Code		Use Code		
32/13	0	West Street	44.74	Garage		341,100	RA	930V		Frontage on Lincoln Rd	
31/122	0	West Street	2.15	No		195,300	RA	930V		Ball Field	
24/105	0	West Street	7.50	No		54,400	PSRC	930V		Landlocked Parcel	
13/2	0	West Street	1.50	No		5,400	IND	930V		Landlocked Parcel	3
14/79	0	Willett Street	1.10	No		5,500	RA	930V		Undevelopable - Wetlands; water body	
56/116	0	Winter Street	0.80	No		140,800	RA	930V		Island between Winter/Old Winter Sts	
56/117	0	Winter Street	0.23	No		16,300	RA	930V		Island between Winter/Old Winter Sts	
20/251	5	Wolcott Avenue	0.25	Yes		257,200	GR	931C		East Walpole Civic Center	
35/251	0	Woodland Road	0.10	No		7,600	RB	930V			
35/253	0	Woodland Road	0.14	No		7,900	RB	930V			
Source: Assessors Online Database											
*Notes:											
1. This list does not include land owned by the Conservation Commission.											
2. This list does not indicate all possible development constraints.											
3. Refer to maps for other possible constraints and opportunities.											

CONSERVATION LAND

PARCELS

Number on Map	Parcel Number	Address	Date Acquired	Parcel Acre	Area (Acres)	Book/Page
70	7-5	High Street	1980	5	37.0	5780/37/8
70	7-13	High Street	1980	12.1		5780/338
70	7-26	County Street	1980	2		5780/37/8
50	7-27	High Street	1975	9.2	35.5	5214/92/7
70	7-28	County Street	1980	3.7		5780/37/8
70	7-33	High Street	1980	1.8		5214/592
50	7-32	High Street	1975	14.1		5214/592
50	7-34	High Street	1975	4.8		5214/592
50	7-36	High Street	1975	5.6		5214/592
39	12-117	North Street	1973	9.7	9.7	5089/479
27	11-117	High Street		5.6	5.6	4704/560
73	16-57-1	High Street	1995	6.2	6.2	11066/159
74	16-57-2	High Street	1995	4.4	4.4	11066/159
45	16-39	High Street	1974	1.2	33.0	5098/4-26
45	16-42	High Street	1974	10.5	33.0	5098/4-26
45	16-45	Leonard Road	1974	10.3	33.0	5098/4-26
45	16-47	Leonard Road	1974	7	33.0	5098/4-26
40	17-345	9 Leonard Road	1973	7	7	5007/687
37	16-37	Elm Street	1968	15.9	15.9	4565/587
45	24-54	Mill Pond Road	1974	3.1	33.0	5098/24-6
45	24-55	Mill Brook Meadow	1974	3.1	33.0	5098/24-6
45	24-53	Mill Pond Road	1974	.9	33	5098/24-6
75	16-34	High Street	1995	.7	0.7	11066/159
36	16-35	Elm Street	1972	10.9	9.2	7465/416
56	25-3	Pemberton Street	1975	23.9	27.0	5189/48-9

Number on Map	Parcel Number	Address	Date Acquired	Parcel Acre	Area (Acres)	Book/Page
25	18-220	Main Street	1965	32.8	36.1	4319/465
59	24-99	Elm Street	1977	10.5	30.7	5332/46-7
59	24-87	Elm Street	1977	4.9	30.7	5332/46-7
59	24-85	Elm Street	1977	15.3	30.7	5332/46-7
52	24-102	Elm Street	1975	10.9	25.7	5136/14-6
Blank	24-100	Elm Street		3.2		4948/346
Blank	24-101	Elm Street		1.2		5136/14-6
52	24-103	Elm Street	1975	8.5	25.7	5136/14-6
Blank	24-84	Elm Street		2.6		5136/14-6
54	24-79	Elm Street	1975	15.5	24.6	5273/472
54	24-74	Elm Street	1975	9.1	24.6	5173/472
Blank	24-8	Elm Street		19.9		7447/85
Blank	24-49	Elm Street		5.7		7844/80
Blank	24-48	Elm Street		3.9		7844/80
Blank	24-46	Mill Pond Road		13.		7576/162
Blank	24-14	Elm Street		.5		7844/80
76	24-69	Downing Street	1994	3.14	3.14	10442/564
52	23-22	Elm Street	1975	2.5	25.7	5136/14-6
20	23-10	Kittredge Street		1.7	1.7	2261/505
Blank	31-11	Lincoln Road		22		129978
61	31-8	263 Lincoln Road	1977	42.2	56.3	5362/500
61	31-7	Lincoln Road	1977	3.10	56.3	5362/500
61	23-1	Lincoln Road	1977	10.70	56.3	5362/500
19	22-2	Elm Street		4.3	4.3	4617/567
42	22-5	Kittredge Street	1974	3.31	9.1	5021/638
42	30-6	Kittredge Street	1974	10.9	9.1	5021/638
36	30-8	Lincoln Road	1972	9.26	9.2	4985/355
18	38-4	Lincoln Road		1.5	1.5	7894/553
77	38-32	Lincoln Road	1994	.94	.94	10442/563

Number on Map	Parcel Number	Address	Date Acquired	Parcel Acre	Area (Acres)	Book/Page
Blank	44-1	Winter Street		3.3		7960/529
11	45-3	Carl Road		4.2	7.1	980/354
14	45-20	Cedar Street		2.8	2.8	2439/316
16	39-89	Cedar Swamp		2.1	2.1	2261/505
10	45-28	Cedar Street	1964	16.5	16.5	4210/115
Blank	45-47	Main Street		5.88		122967
Blank	45-46	Main Street		4.58		122967
15	39-103	Cedar Swamp		4.4	4.4	4238/326
Blank	45-58	Cedar Swamp		4.8		7960/529
12	45-52	Cedar Swamp	1966	4	4	4326/455
Blank	45-51	Cedar Swamp		3		7960/529
13	39-85	Cedar Street Off		.11	39 (18 parcels total)	
66	45-69	Main Street	1979	1.6	17	5665/211
66	45-70	Main Street	1979	5.6	17	5665/211
66	45-71	Main Street	1979	3.	17	5665/211
66	45-72	Main Street	1979	1.5	17	5665/211
66	51-24	Cedar Swamp	1979	2.7	17	5665/211
66	51-29	Main Street	1979	.70	17	5665/211
66	51-28	Main Street	1979	1.9	17	5665/211
33	45-65	Main Street	1967	8.02	8.	4438/104
78	46-59	Main Street	1995	6.13	6.13	
8	46-53	Industrial Road	1968	1.8	1.8	4634/86
7	46-55	Industrial Road	1968	12.20	19	4634/86
7	46-56	Cedar Swamp	1968	6.8	19	1194/43
51	46-57	Cedar Swamp	1975	7.8	7.8	5172/20-1
Blank	46-58	Cedar Swamp		6.2		2157/229
6	52-1	Cedar Swamp	1966-69	54.5	14.6	7775/276
		52-3; 52-4; 52-5; 52-6; 52-7				

Number on Map	Parcel Number	Address	Date Acquired	Parcel Acre	Area (Acres)	Book/Page
63	51-27	Cedar Swamp	1978	7.6	2.7	5489/124
	52-19	Cedar Swamp		3		2643/52
28	52-34	Cedar Swamp	1972	15.4	15.4	4803/166
1	52-10	Cedar Swamp	1965-68	74.4	80.1	5088/18
64	55-22	Winter Street	1979	1.58	1.46	5691/531
29	53-218	Water Street	1962	3.7	3.7	3987/37
41	53-244	Washington Street	1973	16	16	5021/257
57	47-129	Washington Street	1976	3.4	3.4	5245/418
46	47-128	Washington Street	1974	5.3	4.8	5100/6-37
47	47-117	Cedar Swamp	1974	5	4.7	5088/738
67	47-111	587-589 South Street	1979	40	42.2	5592-479
67	47-118	South Street	1979	2.2	42.2	5542/479
	47-116	Cedar Swamp		10.4		769515
53	47-52	Washington Street	1975	2.86	2.9	5189/247
9	47-120	Washington Street		4.3	4.3	4333/655
38	41-70	South Street	1971	8.6	14.3	1647/381
38	47-1	South Street	1971	.68	14.3	2546/220
21	47-2	South Street	1970	13	13	4704/559
72	41-62	South Street (Town Forest)	1981	6.2	12.91	5854/70-1
72	41-59-1	South Street (Town Forest)	1981	1.3	12.91	5854/70-1
72	41-56	South Street (Town Forest)	1981	2.0	12.91	5854/70-1
72	41-49	South Street (Town Forest)	1981	1.3	12.91	5854/70-1
72	41-57	South Street (Town Forest)	1981	1.5	12.91	5854/70-1
72	33-138	South Street (Town Forest)	1981	.6	12.91	5854/70-1
58	41-59	South Street	1977	5.9	5.9	5306/481
22	42-93	Washington Street	1969	23.1	40.5	4803/158
22	34-148	Washington Street	1969	17.4	40.5	4803/158
55	33-42	Stone Street	1975	1.1	1.1	5118/97
24	26-291	Main Street	1967	2.3	2.3	4634/86

Number on Map	Parcel Number	Address	Date Acquired	Parcel Acre	Area (Acres)	Book/Page
68	35-271	High Plain Street	1979	.17	.7	2490/533
68	35-255	High Plain Street	1979	.41	.7	4895/79
79	27-186	Morse Street	1994	.7	.7	10655/711
62	28-180	Route 1	1978	11.92	15.01	5555/229
62	28-183	Route 1	1978	3.08	15.01	555/229
Blank	28-153	Park Lane		4.4		10655/711
80	28-143	Coney Street	1994	1.4	1.4	10655/711
81	20-145	Coney Street	1994	4.18	4.18	10655/711
82	20-185	Coney Street	1994	.93	.93	10655/711
83	20-160	Coney Street	1994	6.4	6.4	10655/711
84		Easement along Bird Pond	1994			
2	51-75	Cedar Swamp	1965, 66	26.1	25.4	4775/277
3	46-45	Cedar Swamp	1966	16	25.7	2157/228
3	47-126	Cedar Swamp	1966	9.2	25.7	4333/655
26	24-50	Elm Street	1971	1.3	1.3	4790/689
43	8-26	Homeward Lane	1974	26.1	26.1	5078/600
34	8-49	North Street	1972	13.4	13.4	LCC94774
49	34-168	Stone Street	1974	4.3	4.3	5020/259
Blank	4-6	North St. (Adams Farm)	1998	72.2		12239/415
Blank	5-20	North St. (Adams Farm)	1998	49.6		12239/415

Cedar Swamp Parcels						
Number on Map	Parcel Number	Address	Date Acquired	Parcel Acre	Area (Acres)	Book/Page
1, 2, 35, 44, 60 8, 7, 51, 6, 65, 5, 69, 4, 63, 35	51-75 51-78 51-79 52-10 52-11 52-12 52-13 52-14 52-15 46-58	Cedar Swamp		6.2		
1	52-10	Cedar Swamp	1965-68	74.4	80.1	5088/18
2	51-75	Cedar Swamp	1965, 66	26.1	25.4	4775/277
44	51-76	Cedar Swamp	1974	44.5	27.8	4333/656
7	46-55	Industrial Road	1968	12.20	19	4634/86
7	46-56	Cedar Swamp	1968	6.8	19	1194/43
8	46-53	Industrial Road	1968	1.8	1.8	4634/86
51	46-57	Cedar Swamp	1975	7.8	7.8	5172/20-1
69	52-5	Cedar Swamp				
17	39-63	Cedar Swamp		1.2	1.2	4103/59

**GIFT OF LAND
AS OF 1999**

	Parcel	Address	Date Acquired	Donated by	Book/Page
	46-35 46-62 47-119 47-121 47-127	Industrial Road Industrial Road Cedar Swamp Off South Street Off South Street	12/30/99	Antonio Lorusso, Jr.	Bk/Pg 13937/573
	53-239	Washington St.	9/21/00	Charles LaCivita	L.C. #865370
	20-107	Union Street	9/21/00	Charles LaCivita	Bk/Pg 14416/530
	5-07	North Street	7/10/01	Kenneth Isaacs	86046

Acres	Parcels	Address	Date Acquired	Donated by	Book/page
	3-64 (B)	West Street	2008	Al Paglia	
	3-66 (A)	WestStreet	2008	Al Paglia	
3.0791	5-26 & easement	North Street	2008	Falcones	547/83-84 Land
5 acres	36-72 (parcel 5) conservation Restriction (no ownership)	Moose Hill Rd	2005	CMK, Ink Keany Estates	20941/328 Land
13 acres		Bird estates\	2009-2010	Toll brothers Omega	Plan No 26833D Certificate of Title #151133

This inventory describes ownership, management agency, current use, condition, recreation potential, public access, type of public grant accepted, zoning, and degree of protection, for each community-owned conservation or recreation parcel. The information must be presented in map and matrix form with an accompanying narrative. (Required Map 7) All municipally-owned conservation and recreation facilities and programs must be evaluated for accessibility to people with disabilities (please refer to *The Open Space Planner's Workbook*, Appendix H.) This is also the section to identify and prioritize open space and recreation opportunities that would advance environmental equity for EJ populations in your city or town. These opportunities may include vacant lots or brownfield sites.

Note: This is the
DRAFT Inventory
for the Open Space &
Recreation Plan Update

A. PRIVATE PARCELS

1. Agricultural Properties – Chapter 61A, Agricultural Preservation Restriction (APR) Program, and other agricultural land, prime or statewide significant agricultural soils. Include lands not currently in agricultural use.

Owner	Acres	Location	Use
Buttimer Family Trust	47.06	North Street	Agricultural land
Tracy Firth	11.6	North Street	Horse Farm
Cynthia Green	49.32	Lincoln Road	Horse Farm w/CR
Mahoney, Frank	12.81	Winter Street	Animal farm

2. Forested Land – include unusual cover types, large uninterrupted blocks of woodland, large single ownerships of woodland, tree farms, and management woodlands, and Chapter 61 lands.

Owner	Acres	Location	Use
Bancroft/Swain	98.03	North/High Streets	CR to NEFF

3. Private Recreation Lands – some may be classified as Chapter 61B, such as private golf courses, marinas, fish and game clubs, ski areas, etc.

Owner	Acres	Location	Use
S M Lorusso & Sons	113.21	Industrial Rd	Ch. 61B
Walpole Country Club	28.21	Baker Street	Golf Club/61B
Westwood Gun Club	36.27	County St.	Private Gun Club/61B
Walpole Sportsmans Club	100.3	Lincoln Rd.	Private Gun Club/61B

4. Areas significant for water resource protection, such as high-yield aquifers, lake shoreline, or river corridors.

Mine Brook River corridor
School Meadow Brook
Spring Brook
Neponsett River corridor
Cedar Swamp

5. Priority areas for protection of rare species, exemplary natural communities, and associated ecological lands, derived from the Natural Heritage Atlas, and (when complete) the Natural Heritage BioMap. Note, also, that some regional biodiversity assessments have been done and can be consulted.

Cedar Swamp
Traphole Brook
Neponset River corridor

6. Less-than-Fee Interests – lands encumbered by Conservation Restrictions and Conservation Easements

CONSERVATION RESTRICTIONS

Glengreen Farm (2009) of Lincoln Road has a Conservation Restriction on 49 acres to the Trustees of Land Preservation.

Bancroft/Swain (1995) property in North Walpole has an approximately 98 acres in a Conservation Restriction to the New England Forestry Foundation.

Bird Estates Limited Partnerships (2010) granted a Conservation Restriction on 70 acres of land to the Conservation Commission within and adjacent to the Estates of Walpole subdivision located in ~~South~~ ^{East} Walpole.

Hilltop Preserve Limited Partnership (2004) granted a Conservation Restriction on 18.36 acres including a portion of Ganawatte Pond to the Conservation Commission.

Sharon Country Day Camp (1998) granted a Conservation Restriction on approximately 4.375 acres to the Town of Walpole for the protection of water resources.

CONSERVATION EASEMENT

Sterling Lane Condominiums on Oak Street conveyed a conservation easement of 61,710 sq ft to the Conservation Commission.

Wisteria Way II subdivision – 38.68 acres Open Space under Open Space subdivision.

7. Other Resource – corporate holdings (may already have ballfields on them), landfills planned for closure and available for reuse, brownfield sites, quarries with recreational potential, etc.

Blackburn Union Superfund Site, South Street: This is a brownfield site of 22 acres under EPA’s directive for expediated clean up. The Neponset River with associated wetlands and riverfront area is located on site.

Siemens Healthcare Diagnostics, Inc. owns an undeveloped parcel of 19 acres with forested land Traphole Brook, its tributaries and associated wetlands and riverfront area.

Baker Hughes and **WRG Cofsky Realty** Washington /Neponset Streets, North Walpole has 147 and 30 acres of land which includes riverfront area, forested and wetlands. The **Baker Hughes** site is the site of the old **Bird Machine Company** and there has been site remediation of the old buildings.

B. PUBLIC AND NONPROFIT PARCELS

1. Town and Conservation Commission Land.

Location	Conservation	Town	Total Acres
Adams Farm	121	157.83	298.83
North Walpole	71.8	17.5	88.13
Pinnacle Point	14.2	3.35	17.87
Bird Estates	30		30
Clarks Pond	14.23	-	14.23
Turners Pond	71.85	-	71.85
Elm Street	87.34	7.5	94.84
Cobbs Pond	32.8	20	52.8
Allen Pond Dam/Spring	41.18	15.17	56.25
Memorial Pond	-	24.11	24.11
Mine Brook	170.2	40.45	200.65
Cedar Swamp	263.36	133.35	
Lincoln Road/West St	163	46.4	210.4
Moosehill Rd/Coney Street	32.3	-	32.3
Neponset River/South St.	153.7	18.2	
Town Forest	32.3	334.69	
Bird Estates	30		
TOTALS:	1328.46	818.55	2147.01

2. **Non-profit lands** – lands of the local land trusts and similar private nonprofit groups, described according to features, usage, and potential.
 - a. Neponset River Land Holding (Willet Pond) 190.8
 - b. Trustees of Reservations (Bird Park) 94.5
 - c. NE Forestry Foundation (Adams Farm area) 66.18
 - d. Longview Farm 159

3. Other public, unprotected lands – state hospitals, prison grounds, state and federal schools and institutions, etc.

- a. Norfolk county (Includes Agricultural School) 382.32
- b. MWRA 94
- c. Commonwealth of MA 104.1
- d. Federal Land 25.82
- e. MBTA 27.46

Recreation Areas and Facilities

TOWN-OWNED ACTIVE RECREATION FACILITIES

Name Location	Facilities	Location	Acres	Access	Zoning	Protection
Bird Middle School	Multi-use fields with middle school. Baseball, softball, and soccer.	Washington and East Streets	7.6	Parking	RB	
Boyden School	Multi-use field and playground.	Washington Street	9.6	Parking	RB	
Elm Street School	Nature Trails, Multipurpose fields			Parking	R	
Fisher School	Playground, pond, Multi-purpose field and Nature Trail	Fisher Street	.90	Parking	PSRC	
High School	Multi use field (upper); Multi-use synthetic turf field with track and bleachers (main); Baseball, softball field; Multipurpose soccer, lacrosse and football field (lower)	Common Street	8.6	Parking	PSRC	
Turco Fields						
Johnson Middle School	Multi-purpose fields.	Robbins Road	5.5	Parking	PSRC	
Old Fisher	Multi-purpose field	Main Street	.96	Parking		
Old Post Road School	Multi-purpose Baseball Field, Basket Ball Crt and Playground	Old Post Road	1.5	Parking	RB	
Plimpton	Softball field	Common Street	.6	Parking	PSRC	
Blackburn Hall/ Stone Field	1- Baseball and 1- Multi-purpose Fields, and Blackburn Hall	Stone/School Street	2.1	Parking	GR	
Memorial Park/ Morgan field	Pond, Pool, Wading Pool, Trails, and Playground. Little league field	School Street	20	Parking	GR	

Source: 2008 Parks and Recreation Master Plan

Trails, Ponds and Passive Recreation Areas

Name of Trail	Trail Managed by:	Approximate Length	Description of Trail	Color of Trail Markers	Zoning
Bay Circuit Trail (BCT)	Trails Committee	Approx. 8 miles total Section 1: approx 2.5 miles	This trail begins at Plum Island and ends in Duxbury, over 210 miles total. See the Bay Circuit.Org website for more information. The trail has 3 continuous but distinct sections in Walpole. Section 1: the trail enters Walpole at the Medfield line on High St, follows trails along Mine Brook to Johnson Middle School.	White, with unique Bay Circuit Trail markers (printed on a white background)	Various
		Section 2: - Approx. 2.5 mile	Follows Robbins Rd to Elm St to West St to Stone St to Morgan Field. Through the woods to Stone St, to Clarks Pond then Lake St then to the Town Forest behind the High School.	White with BCT markers	
		Section 3: Approx. 3 miles	Enter Town Forest behind High School, follow trails to Water Dept, then cross Washington St into Town Forest on east side of Washington St. Follow trail to Walpole Industrial Park, cross Rte 1 at Pine St, then follow Pine St to Sharon border.	White with BCT markers	

Sources: Trails Committee 2010

Name of Area	Managed by:	Approximate Trail Length	Description of Trail and other activities	Access	Zoning	Protect
Adams Farm Management Area/Preserve	Adams Farm Committee	10+ miles	There is a network of trails at Adams Farm. See the Friends of Adams Farm website, and then click on Visitor Information for a map.	North Street/Parking	PSRC	Art 97 Grants CR
Allan dam	Conservation Com./Town	?	Pond, fishing, and walking trail and flood control.	Washington Street/Parking	PSRC	Art 97 Con Com
Boyden School Nature Trail	Boyden School	Approx. 0.25 miles	Wooded trails on the property of Boyden school.	Boyden School Nature Trail	R	School
Clarks Pond	Conservation Com Ponds Committee		Pond used for fishing, ice skating and maintained for flood control. Short Trail to Lake Street access.	Stone/Parking and Lake Sts.	RB	Art. 97 Con Com
Cobbs Pond	Conservation Com./Ponds Committee and School		Nature Trail at Fisher School. Access road needs clearing at Main Street. Pond maintained for flood control.	Fisher Street and Main St.	PSRC	Art. 97 Con Com
Endean Trail	Trails Committee Conservation Com	Approx. 1 mile	Trail marker at Dog Rock on Plimpton Street. Trail follows the Neponset River long Bird Pond.	Plimpton Street and Bird Dr.	RA	Art.97 Con Com CR
Elm Street School Nature Trail	Elm Street School	Approx. 0.5 miles	Wooded trails on the property of Elm Street school.	Elm Street	R	School
The Goetz Trail	Trails Committee	Approx. 1 mile	Begins at marker across from Elm Street School, passes benchmark denoting Walpole - Medfield border, and then ends at Lincoln Road or Granite Street.	Elm Street	PSRC	Art. 97 Con Com
Goetz Trail to Elm Street School Nature Trail	Trails Committee Conservation Com	Approx. 0.5 miles	This trail exists, but is currently overgrown. It will be reopened by the Trails Committee in Spring 2010.	Elm Street	PSRC	Art. 97 Con Com
As Yet Unnamed Trail	Trails Committee School and Conservation Com	Approx. 1.5 miles	Trail from Johnson Middle School to Elm Street School. Trail intersects the Elm Street School Nature Trail	Robbins Road	PSRC	Art. 97 Con Com School

TOWN FOREST

Legend

PARCELS

Public Water Supply

Town Forest

aquifers

WPOD

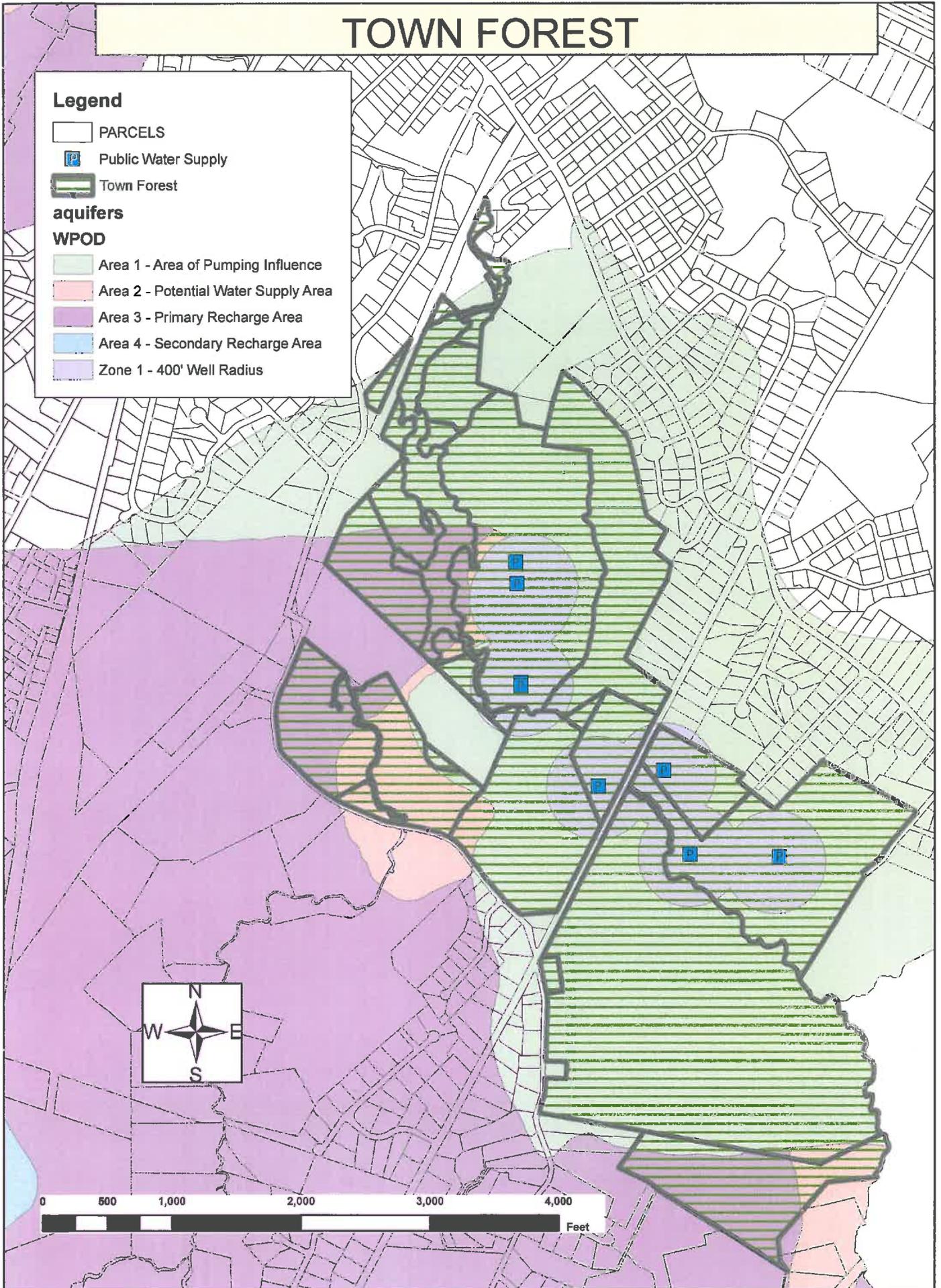
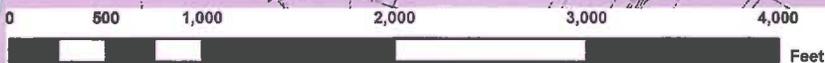
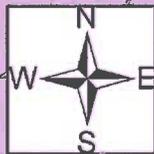
Area 1 - Area of Pumping Influence

Area 2 - Potential Water Supply Area

Area 3 - Primary Recharge Area

Area 4 - Secondary Recharge Area

Zone 1 - 400' Well Radius



Executive Office

Established, 1895
Bird & Son
East Walpole, Mass., U.S.A.

March 9, 1916.

Mr. H. M. Stowell,
Walpole, Mass.

My dear Mr. Stowell: I received your letter
on my return today.

I enclose a note from Mr. Plimpton offering
the land which I told you about adjoining
the High School grounds for the town forest,
and for the use of the agricultural school.
I do not know just what the situation is re-
garding this matter now, but hope things
have gone forward.

I think that we could secure the land on
Common Street which you spoke of in your
letter of the 18th, and that this location
would be a splendid one, not only in the
interests of the Norfolk County Agricultural
School, but the town.

I shall be glad to hear from you in regard
to this.

Mr. Plimpton, you will notice in this letter, has reserved the Blackburn farm. It might be that if the agricultural school is located here, that the town might want the Blackburn farm. I think that this might be arranged.

I will get in touch with you in regard to the reorganization of the Federation, which can be made a very effective organization in town development if it has the proper backing. *when it is*

reorganized
Yours very truly,

CSB Jr/AW.

Charles S. Burr Jr

G. A. PLIMPTON
LEWIS PARKHURST
HENRY H. HILTON
RICHARD S. THOMAS
C. H. THURBER
T. B. LAWLER
DANA W. HALL
SELDEN C. SMITH
O. J. LAYLANDER
F. C. HODGDON
E. A. DEWITT
L. B. ROBESON

Ginn and Company

Founded in 1867 by Edwin Ginn

Publishers of
School and College Textbooks

BOSTON
NEW YORK
CHICAGO
LONDON
ATLANTA
DALLAS
COLUMBUS
SAN FRANCISCO

Dictated by

GAP

70 Fifth Avenue, New York,

17 July, 1916

Mr. Henry M. Stowell
Chairman of the Board of Selectmen
Walpole, Mass.

My dear Mr. Stowell:

Enclosed please find deed of the town forest. I do not believe much myself in gifts with strings tied to them. For that reason, I have inserted after the statement "to be used as a town forest," "or in some other way, beneficial to the town, as may be determined by its people."

Sincerely yours,

Geo. A. Plimpton

enc

II

Warranty Deed

Edw. A. Knapp
TO

Town of Norfolke Mass

RECORDED
COUNTY OF NORFOLK

JUL 21 1916

DEDHAM, MASS.
Rec'd L.H. G.M. P.

Dedham July 21 1916.
at *1* o'clock and *10* minutes *P* m

Received and Entered with *Norfolke* Deeds

Book *1347* Page *127*
Attest

J. W. Borden
Register.

FROM THE OFFICE OF

Town of Norfolke

PUBLISHED BY
T. H. BALL, LAW STATIONER
6 PEMBERTON SQUARE
BOSTON
No. 900

Edward A. Knapp
12-1-16

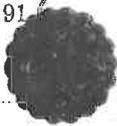
wife of said grantor

release to said grantee all rights of dower and homestead and other interests therein.

Witness my hand and seal this thirteenth day of July 1916

Er. Hughes

James Thompson



Form 2

State of New York, }
County of New York, } ss.:

No. 19306 Series B

I, WILLIAM F. SCHNEIDER, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, DO HEREBY CERTIFY, That



whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition or proof and acknowledgment, a Notary Public, acting in and for the said County, duly commissioned and sworn, and authorized by the laws of said State to take depositions and also acknowledgments and proofs of Deeds, or conveyances for land, tenements or hereditaments in said State of New York. That there is on file in the Clerk's office of the County of New York, a certified copy of his appointment and qualification as Notary Public of the County of *Orange* with his autograph signature. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition, or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County this 14 day of July 1916

W. F. Schneider
Clerk.

Justice of the Peace

1916

(THE FOLLOWING IS NOT A PART OF THE DEED, AND IS NOT TO BE RECORDED.)

EXTRACT FROM CHAPTER 502, SECTION 2, ACTS OF 1912.

Every deed in substance in the above form, when duly executed, shall have the force and effect of a deed in fee simple to the grantee, his heirs and assigns, to his and their own use, with covenants on the part of the grantor for himself, his heirs, executors, administrators and successors, with the grantee, his heirs, successors and assigns that, at the time of the delivery of such deed, (1) he was lawfully seized in fee simple of the granted premises, (2) that the granted premises were free from all encumbrances, (3) that he had good right to sell and convey the same to the grantee and his heirs and assigns, and (4) that he will and his heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns against the lawful claims and demands of all persons.

1868
GEO. A. PLIMPTON

to

INHABITANTS OF WALPOLE, MASS

REGISTRY OF DEEDS
COMMONWEALTH OF MASSACHUSETTS
SEP 4 1919
DELFHAM, MASS.

Warrant of Seal.

FROM THE OFFICE OF

Edw. Sprague, C.S.
E. Walpole Mass

Know all Men by these Presents

that I, George A. Plimpton of New York City
 County and State of New York

in consideration of One dollar and other valuable consideration
 paid by the Inhabitants of the Town of Walpole, County of
 Norfolk and Commonwealth of Massachusetts

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey
 unto the said Inhabitants of the Town of Walpole

A certain tract of land lying in Walpole and bounded and
 described as follows: — Beginning at a stone bound on
 the westerly side of "Common Street" at the easterly corner of
 land heretofore conveyed by this Grantor to the Town of Walpole;
 thence running S. $61^{\circ} 26\frac{1}{2}'$ W. along said Town land $759\frac{7}{10}$ ft. to a
 stone bound; thence S. $53^{\circ} 12\frac{1}{2}'$ W. along the same $331\frac{9}{10}$ ft. to a
 stone bound; thence running S. $68^{\circ} 11'$ E. along other land of this
 Grantor $442\frac{5}{10}$ ft. to a stone wall; thence running N. $23^{\circ} 36\frac{1}{2}'$ E.
 along said wall and other land of Grantor $320\frac{6}{10}$ ft. to a corner;
 thence running approximately N. $61^{\circ} 36'$ E. along said wall and
 along lands partly of Grantor and partly of Charles S. Bird
 $485\frac{7}{10}$ ft. to the aforesaid line of Common Street, thence
 running northerly along said Common Street by a curve
 to the right whose radius is $929\frac{52}{100}$ ft. a distance of $48\frac{3}{10}$ ft.
 to a stone bound; thence N. $8^{\circ} 57'$ W. along said Common
 Street 157 ft. to the point of beginning, containing $5\frac{215}{1000}$
 Acres, and being a portion of the land conveyed to me
 by the Heirs of John Blackburn —

To have and to hold the granted premises, with all the privileges and appurte-
 nances thereto belonging, to the said Inhabitants of Walpole, Mass. and
 their heirs and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and their heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances,

that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and their heirs and assigns forever against the lawful claims and demands of all persons

And for the consideration aforesaid

do hereby release unto the said grantee and their heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof the said Leo M. Plimpton

hereunto set his hand and seal this 13th day of May in the year one thousand nine hundred and Thirteen

Signed, sealed and delivered in presence of

E. M. Hughes

Leo M. Plimpton



State of New York, County of New York

Commonwealth of Massachusetts

ss. Massachusetts 1913

No. 46916

Form 3

State of New York, County of New York, ss.:

I, WILLIAM F. SCHNEIDER, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, DO HEREBY CERTIFY, That

has filed in the Clerk's Office of the County of New York a certified copy of his appointment and qualification as Notary Public for the County of ... with his autograph signature, and was at the time of taking the proof or acknowledgment of the annexed instrument duly authorized to take the same. And further, that I am well acquainted with the handwriting of such Notary, and believe the signature to the said certificate of proof or acknowledgment to be genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the day of Sept 1913

W. F. Schneider Clerk.

ly appeared wledged the

the Peace, 24 minutes

ibro 1259

Registrar.

And I hereby for myself and my heirs, executors, and administrators, covenant with the grantee and their heirs and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances,

that I have good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the grantee and their heirs and assigns forever against the lawful claims and demands of all persons

And for the consideration aforesaid

do hereby release unto the said grantee and their heirs and assigns all right of or to both dower and homestead in the granted premises.

In witness whereof the said Geo. A. Plimpton

hereunto set his hand and seal this 13th day of May in the year one thousand nine hundred and Thirteen

Signed, sealed and delivered in presence of

E. M. Hughes

Geo. A. Plimpton



State of New York,
County of New York.

Commonwealth of Massachusetts.

ss. May 16th 1913. Then personally appeared the above-named Geo. A. Plimpton and acknowledged the foregoing instrument to be his free act and deed before me -

Walter Campbell
NOTARY PUBLIC, WESTCHESTER COUNTY, Justice of the Peace.
CERTIFICATE FILED IN NEW YORK COUNTY, * 24

Deedham Sep 4 1913, at 9 o'clock and minutes

A.M. Received and entered with

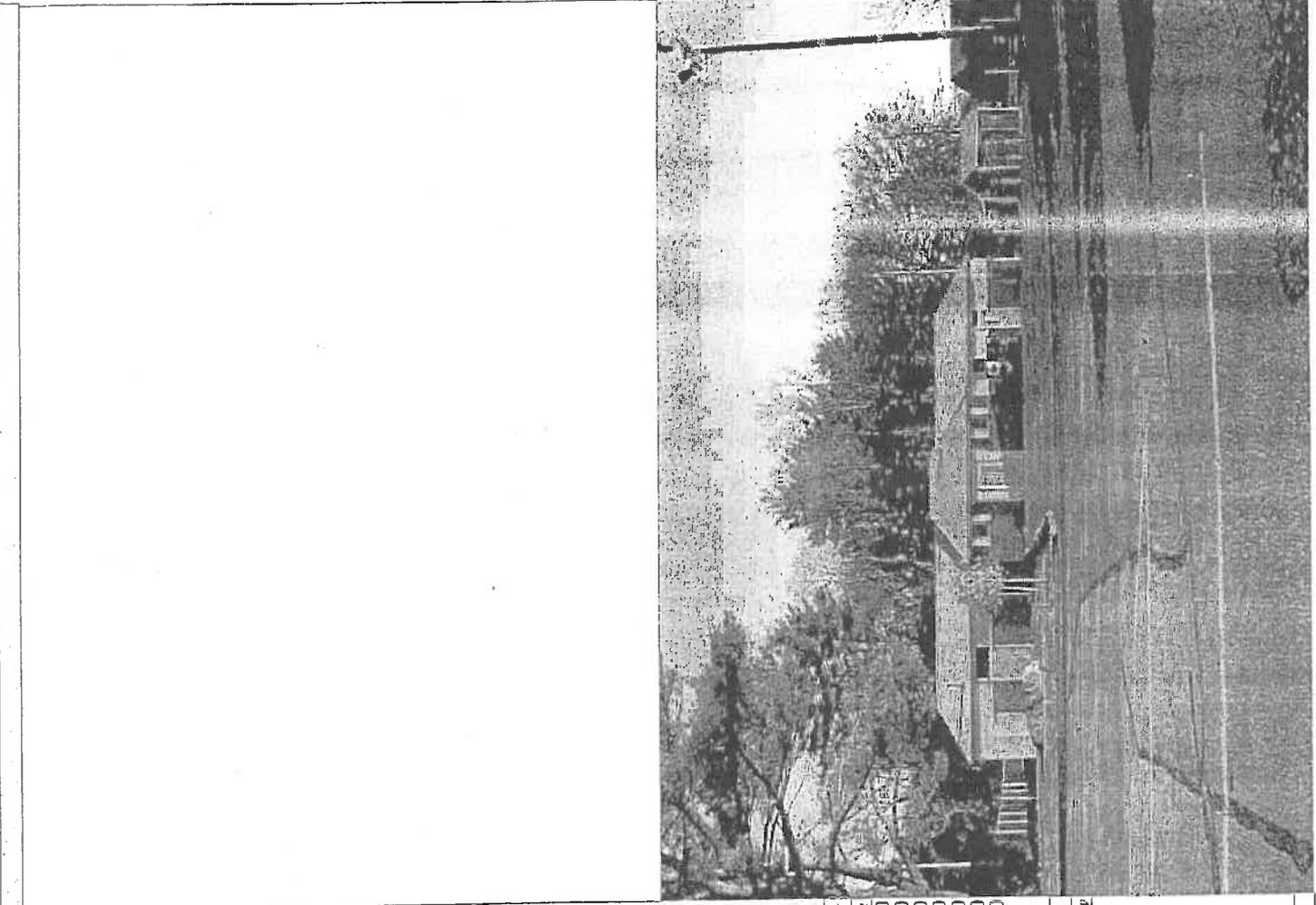
Norfolk Deeds, libro 1259

Folio 250

Attest.

J. H. Burdakin

Registrar.



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)								
Element	Code	Code	Ch. Description							
Model	00		Vacant							
MIXED USE										
Code	Description	Selectmen Vac	Percentage							
930V		M-00	100							
COST/MARKET VALUATION										
Adj. Base Rate: 0.00										
Replace Cost 0										
AYB										
Dep Code										
Remodel Rating										
Year Remodeled										
Dep %										
Functional Obsinc										
External Obsinc										
Cost Trend Factor										
Status										
% Complete										
Overall % Cond										
Apprais Val										
Dep % Ovr										
Dep Ovr Comment										
Misc Imp Ovr										
Misc Imp Ovr Comment										
Cost to Cure Ovr										
Cost to Cure Ovr Comment										
OUTBUILDING & YARD ITEMS(L) & BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Year	Gf	Dep	Cnd	%Cnd	Appraised Value
SPL1	B.G. POOL	L	4,000	27,00	1995		0		50	54,000
SPL1	B.G. POOL	L	2,600	27,00	1995		0		50	35,100
SHD2	SHED	L	120	15,00	1993		0		50	900
PAV1	PAVING-ASPHALT	L	25,000	1,35	1995		0		50	16,500
SHD5	SHED, COMM MAS	L	1,344	30,00	1997		0		75	30,200
FN2	FENCE-S CHAIN	L	1,700	7,00	1975		0		50	6,000
LT4	W/FOUR LIGHTS	L	10	1,900,00	1795		0		50	9,500
BUILDING SKETCH SUMMARY SECTION										
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Bldg. Value	New			
Total Gross Living or Lease Area:		0	0	0	0	0	0			

VISION ID: 8468
Account #: D111101001
MAP ID: 33/39/11
Bldg #: 1 of 1
Card 1 of 1
Current Owner: WALPOLE TOWN OF
Address: 135 SCHOOL STREET
City: WALPOLE, MA 02081
Additional Owners:
Other ID:
 Census: 4111
 Old ID:
 Lot #: 24.10
 Lot Size:
 Photo:
 GIS ID: 33-39
Supplemental Data:
 Attached Document
 C/A
Assoc PID#
ST/ROAD
UTILITIES
LOCATION
EXEMPTIONS
SALE DATE **q/u** **w/** **SALE PRICE** **V.C.**
BOOK / PAGE
RECORD OF OWNERSHIP
WALPOLE TOWN OF
WALPOLE MA
Board of Assessors
135 School Street
Walpole MA 02081
(508) 660-7315
VISION APPRAISAL TECHNOLOGY

CURRENT ASSESSMENT		Assessed Value		Year		Code		Year		Code		Assessed Value		Year		Code	
9300	881,500	9300	881,500	2011	9300	2011	9300	2010	9300	2010	9300	906,900	2009	9030	2009	9030	924,200
9300	152,600	9300	152,600	2011	9300	2011	9300	2010	9300	2010	9300	152,600	2009	9030	2009	9030	152,600
Total:		1,034,100		Total:		1,034,100		Total:		1,034,100		Total:		1,034,100		Total:	

ASSESSMENTS HISTORY

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Building Value: Card 0

Appraised Building XF (B) Value 0

Appraised Building OB & Y (L) Value 152,600

Appraised Building Land Value 881,500

Chapter Land - 61, 61A, 61B - Value 0

Total Appraised Parcel Value 1,034,100

Adjustment: 0

OTHER ASSESSMENTS

Year	Type	Description	Code	Description	Number	Amount	Comm. Int.
ASSESSING NEIGHBORHOOD							
STREET INDEX NAME TRACING BATCH							

NOTES

POOLHOUSE REMODELED 1997

POOL HSE = SHDS MAS

MEMORIAL POND

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
16	04/28/2008	CM	Commercial	13,500		100		REROOF
234	05/12/1999	CM	Commercial	25,000		100		CONC. DECK
5222	05/09/1997	CM	Commercial	0	07/07/1997	100		REMODEL
5189	04/25/1997	CM	Commercial	1,000	07/07/1997	100		ADDITION
5160	03/28/1997	CM	Commercial	110,980	07/07/1997	100		REMODEL

LAND LINE VALUATION SECTION

B#	Use Code	Usc Description	Zone	D	Frontage	Depth	Land Units	Unit Price	I. Factor	S.A.	S.O.	C. Factor	NBHD	Adj.	Land Notes	Special Pricing	Adj. Unit Price	Land Value		
1	930V	Selectmen Vac M-00	GR		43,560	SF	4.10	4.10	1.00	5	5	1.00	0060	1.10			4.51	196,500		
1	930V	Selectmen Vac M-00	GR		23.10	AC	14,500.00	14,500.00	1.00	5	5	1.00	EXAC	1.00			14,500.00	335,000		
1	930V	Selectmen Vac M-00	GR		5.00	FF	70,000.00	70,000.00	1.00	0	5	1.00	EXAC	1.00			70,000.00	350,000		
Total Land Units Cards:																24.10 AC	Total Land Area Parcel:	24.1 AC	Total Land Value:	881,500

Statute Form of

Warranty Deed

Robt. H. and G. Fred's Trustees

TO

Town of Weymouth, Mass.

REGISTRY OF DEEDS
COUNTY OF NORFOLK

JUN 9 - 1915

DEDHAM, MASS.

Rec'd... 2-H. 6.7 M.M

Dedham June 9 1915
at 2 o'clock and 7 minutes P. m

Received and Entered with

Profolk Deeds

Book 1313 Page 108

Attest

J. H. Burdick
Register.

FROM THE OFFICE OF

PUBLISHED BY
T. H. BALL, LAW STATIONER
6 PEMBERTON SQUARE
BOSTON
No. 900

We, Robert H. Hartshorn and
C. Frederick Hartshorn
of Walpole, Norfolk County, Massachusetts
~~being unmarried~~, for consideration paid, grant to

the Inhabitants of the Town
of Walpole, Massachusetts with warranty covenants

the land in said Walpole, bounded and described as follows:-

[Description and encumbrances, if any]

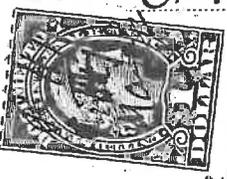
beginning at the point of intersection of the Southwesterly side
of Diamond Street and the Southernly side of East Street,
thence running westerly along said East Street about 273 ft.
to land now or lat. of Mrs. Caroline A. Everett; thence running
southeasterly along said Everett about 144 ft. to a corner; thence
running westerly along said Everett and along lands of Mrs. Lydia
Goodrich, Frank Stone and Robert H. Hartshorn about 331 ft. to
the westerly side of School Street, thence running southerly or south-
westerly along said School Street about 421 ft. to land now or
formerly of Edmund D. Clapp, thence running easterly, south-eas-
terly and southerly along a stone wall and land of said Clapp
about 77 ft. to a corner of land now or formerly of Mrs. Mary
E. Wilson; thence running easterly along said Wilson to the mid-
dle of Spring Brook; thence running along said Brook and along
land now or formerly of Edward Nicholson to a corner; thence
running northwesterly along said Nicholson about 290 ft. to a cor-
ner of land of Mrs. Ellen Maynard; thence running northwesterly
along said Maynard about 249 ft. to the easterly side of
Diamond Street; thence running northwesterly along said
Diamond Street 213 ft. to the point of beginning, containing
5.73 acres.

Also another parcel bounded and described as follows:-
beginning on the western side of the above mentioned School Street
at the southerly corner of land of Henry B. Deane; thence running
northwesterly along land of said Deane about 117.10 ft. thence
running southeasterly along a ditch and along land of Robert H.

Willitt about 242 ft. to the middle of Spring Brook, thence
 running down said Brook to a corner of land now or formerly
 of Edward F. Clapp, thence running southwesterly along said
 strip about 220 ft. to a corner, thence running ~~west~~
 running easterly along said Clapp about 225 ft. to the ~~west~~
 westerly side of School Street, thence running northwesterly
 along said School Street about 240 ft. to the point of origin,
 containing more or less. The above described premises are to
 be used for park or recreation purposes only and this covenant in
 consideration of the special condition hereinafter that in the event they are
 sold by the grantee or used for any purpose other than stated above,
 the estate of the grantee shall terminate forthwith and the title
 thereto shall revert to the grantor, their heirs or assigns.
 The grantor covenants the use and occupation of the granted premises for the
 term of three years from the date hereof, to them and their heirs without liability of rent.

We
 Ella F. Hartman wife of ^{said} grantor Robert H. Hartshorn
 and
 Susie C. Hartshorn wife of said grantor
 C. Fredrick Hartshorn

said grantee all rights of dower and homestead and other interests therein.



Witness our hands and seals this eighteenth day of May 1913

Robert H. Hartshorn
 Susie C. Hartshorn
 Ella F. Hartshorn



Commonwealth of Massachusetts

Norfolk ss. May 23 1913



Then personally appeared the above named Robert H. Hartshorn and C. Fredrick Hartshorn
 acknowledged the foregoing instrument to be their free act and deed,

before me

William B. [Signature]
 Justice of the Peace

CHARLES S. BIRD, JR.

Charles S. Bird, Jr. to

THE INHABITANTS OF THE
TOWN OF WALPOLE
REGISTRY OF DEEDS
COUNTY OF NORFOLK

JUN 9 - 1915

DEDHAM, MASS.

Rec'd... 2-H.A.7.M.....M

WARRANTY DEED.

From the office of

E. J. Whitaker,
811 Old South Bldg.,
Boston, Mass.

PUBLISHED BY
T. H. BALL, LAW STATIONER,
6 PEMBERTON SQUARE,
BOSTON.
No. 600.

Know all men by these presents

that I, Charles S. Bird, Jr., of Walpole in the County of Norfolk and Commonwealth of Massachusetts,

in consideration of One dollar
paid by The Inhabitants of the Town of Walpole in said County

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Inhabitants of the Town of Walpole, one undivided half part of a certain parcel of land situated in said Walpole containing $2 \frac{3}{4}$ acres of land more or less and bounded; beginning at the Northerly corner of the premises herein described at the Westerly corner of land of Ellen Mahoney; thence running S. 14 E. by land of said Mahoney 130 feet and by land of Edward Nicholson 147 $\frac{1}{10}$ feet to a brook and then in the same course S. 14 E. by land of James Hazlett 103 feet to a corner; thence S. 59 15' W. along a stone wall 56 $\frac{8}{10}$ feet; thence S. 55 51' W. by land of J. B. Rooney 143 $\frac{2}{10}$ feet to an angle in the wall; thence Southwesterly and Southerly as the wall now stands about 197 feet to land of Mary E. Walsh a corner; thence Westerly by land of said Walsh about 130 feet to Spring Brook and land of Hartshorn Brothers; thence following down the middle of said brook by land of said Hartshorns' about 550 feet to a ditch; thence running Northeasterly along the middle of said ditch by land of said Hartshorn Brothers 230 feet to the point of beginning. Being the same premises conveyed to me by Thomas F. Maguire by his deed dated January 19, A. D. 1915 and recorded with Norfolk Deeds, Book 1302, Page 461.

To have and to hold the granted premises, with all the privileges and appurtenances thereto belonging, to the said Inhabitants of the Town of Walpole
and their ^{successors} ~~heirs~~ and assigns, to their own use and behoof forever.

And I hereby for myself and my heirs, executors, and administrators, **covenant** with the grantees and their ^{successors} ~~heirs~~ and assigns that I am lawfully seized in fee-simple of the granted

premises; that they are free from all incumbrances; *except the tax of the year 1915 which is paid to the grantee hereby assumed and promised to pay as part of the consideration of this conveyance*

that I have good right to sell and convey the same as aforesaid; and that

I will and my heirs, executors, and administrators shall warrant and defend the same to the grantees and their ^{successors} ~~heirs~~ and assigns forever against the lawful claims and demands of all persons.

~~And for the consideration aforesaid~~

~~to have and to hold unto the said grantees and their heirs, executors, administrators, and assigns forever, together with all and singular rights and liberties thereto in anywise by laws, statutes, and other rights therein~~

In witness whereof I the said Charles S. Bird, Jr., being unmarried

hereunto set my hand and seal this ~~twelfth~~ *second* day of ~~May~~ *June* in the year one thousand nine hundred and fifteen.

Signed and sealed in presence of

H. Spiller

} *Charles S. Bird, Jr.*



Commonwealth of Massachusetts.

Norfolk, ss. *June 2* 1915. Then personally appeared the above-named Charles S. Bird, Jr., and acknowledged the foregoing instrument to be his free act and deed, before me—

Hester H. Miller
Justice of the Peace.

Dorham June 9 1915, 2 h. 7 m. 10 M.
Received and entered with *Dorset* Deeds,
book *1313* page *111*

Attest:

J. H. Burdakin

Register.

Edmund D. Colapete

to

*Administrators of the Estate
of Wayble*

WARRANTY DEED.

REGISTRY OF DEEDS
COUNTY OF NORFOLK

JUN 9 - 1915

DEDHAM, MASS.

Rec'd. 2-2-11 M. 11-11-11

From the office of

Edmund D. Colapete

PUBLISHED BY
T. H. BALL, LAW STATIONER,
6 FEMBERTON SQUARE,
BOSTON.
No. 600.

W.C. [unclear]

Know all men by these presents

that We Edmund D. Clapp and Olive G. Clapp husband and wife

in consideration of five thousand dollars
paid by the Inhabitants of the Town of Walpole
a municipal corporation in the Commonwealth of
Massachusetts

the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and
convey unto the said Inhabitants of the Town of Walpole

Two Parcels or tracts of land lying in said Town of
Walpole, bounded and described as follows:—

First Parcel: Beginning at a point on the northeasterly side
of Stone St. 60 ft. southeasterly from the southerly corner of
the "Fire Department" lot belonging to said Town of Walpole
thence running about N. 46½° E. along other land hereby re-
served by this Grantor 277 ft. to a stake in the meadow,
thence running northwesterly along Grantor 188 ft. to the
southerly corner of land of Anna H. Plimpton; thence
running northeasterly along said Plimpton 107 ft. to land
of the Heirs of Charles H. Bartshorn, thence running southeast-
erly along said Heirs 51 ft. to a corner, thence running
northeasterly along the same about 110 ft. to the middle of
"Spring Brook"; thence following up the middle of said brook
in a general southeasterly direction, along lands of the
aforesaid Bartshorn Heirs, John P. O'Brien and George F.
Willett to the northerly corner of a 3 acre lot of meadow
belonging to Bartshorn Brothers, thence running southeasterly
along said Bartshorn Brothers about 220 ft. to a corner, thence
running easterly along the same owners 225 ft. to School
Street, thence running S. 28° 30' W. along the westerly side of said
Street 243½ ft. to the easterly corner of the "Stone School" lot be-
longing to the aforesaid Town of Walpole; thence running north-
westerly along said School lot 265½ ft. to a corner of said School
lot; thence running southwesterly along the same 227½ ft. to
Stone Street, thence running northwesterly along said Stone St.
347 to the point of beginning, containing 7 acres, more or less.

Second Parcel: Beginning at the intersection of the northeasterly
line of Stone St. with the southeasterly line of School St; thence

running southeasterly, along said Stone St. about 797 ft. to the
 westerly corner of land of William Keeney; thence running north-
 easterly along said Keeney about 154 ft. to corner of land of
 John Flynn; thence continuing northeasterly along said Flynn
 about 163 1/2 ft. to corner of land of Mary E. Walsh, thence running
 northeasterly along said Walsh about 270 ft. to land of Hart-
 horn Brothers; thence running about due north along said Hart-
 horn 150 ft; thence running northwesterly, along the same about
 325 ft; thence running about N. 65° W. along the same 325 ft; thence
 running ~~west~~^{North} along the same 112 ft. to School St. (the last 6 of the
 above courses along a Stone wall); thence S. 28° 30' W. along the
 Easterly side of said School St. about 253 ft. to an angle in said
 street; thence running S. 44° 50' W. along said School St. about 233 ft.
 to the point of beginning, containing 10 acres more or less

To have and to hold the granted premises, with all the privileges and
 appurtenances thereto belonging, to the said *Inhabitants of the*
Town of Walpole
 and *their* ^{successors} heirs and assigns. to their own use and behoof forever.

And we hereby for ourselves and our heirs, executors, and
 administrators, covenant with the grantees and *their* ^{successors} heirs and assigns that
 we are lawfully seized in fee-simple of the granted
 premises; that they are free from all incumbrances; *except the taxes*
for the year 1914 which said taxes the
grantee hereby assumes to pay as
part of the consideration of their conveyance.
 that we have good right to sell and convey the same as aforesaid; and that
 we will and our heirs, executors, and administrators shall warrant
 and defend the same to the grantees and *their* ^{successors} heirs and assigns forever against
 the lawful claims and demands of all persons.

And for the consideration aforesaid *S. Olive G. Glogg wife*
of the said Edmund D. Glogg

do hereby release unto the said grantees and *their* heirs and assigns all right
 of or to both dower and homestead in the granted premises, and all rights by
 statutes and all other rights therein.

In witness whereof *We* the said Edmund D. Clapp and
Olive G. Clapp

hereunto set OUR hands and seals this twelfth
day of October in the year one thousand nine hundred and
fourteen.

Signed and sealed in presence of
Thos H. Shull
E. Donald Clapp } *Edmund D. Clapp*
Olive G. Clapp

State of Oklahoma ~~Commonwealth of Massachusetts~~
Washington county, SS

ss. October 12 1914 Then personally
appeared the above-named Edmund D. Clapp and Olive G. Clapp
and acknowledged the foregoing instrument to be their free act and deed,
before me—

Thos H. Shull

~~Notary Public~~
Notary Public.

My commission expires January 24, 1915.

Dudham June 9 1915 2. h.
Received and entered with
book *1313* page *112*

7 m. 10 M.
Norfolk Deeds.

Attest:

J. H. Burdick

Register.

Thomas F. Bayne

to the

Inhabitants of the
Town of Norfolk

(Municipal Land Fund)

Warranty Deed.

REGISTRY OF DEEDS
COUNTY OF NORFOLK

1915

DEDHAM, MASS.

Rec'd. 2-10-15. M. 401

From the Office of

SOLD BY

T. H. BALL, LAW STATIONER,

6 PEMBERTON SQUARE,

BOSTON.

No. 2.

No. 401.

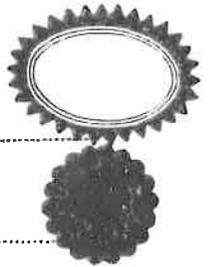
And John F. Maguire do hereby, for himself and my heirs, executors and administrators covenant with the said grantee and his successors and assigns that I am lawfully seized in fee simple of the granted premises, that they are free from all incumbrances except the taxes for the year 1915 which said taxes the grantee hereby assumes to pay and that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantee and his successors and assigns forever against the lawful claims and demands of all persons except as aforesaid.

In witness whereof I the said Thomas F. Maguire together with Bridget McMaguire my wife do join in this deed and do hereby grant and convey with all other rights and privileges therein in and to the said grantee and his successors and assigns forever against the lawful claims and demands of all persons except as aforesaid hereunto set my hands and seals this fourteenth day of April in the year one thousand nine hundred and fifteen



Signed, sealed and delivered
in presence of

John F. Maguire } Thomas F. Maguire
Bridget McMaguire }



Commonwealth of Massachusetts.

April A.D. 1915. Then personally appeared the above-named Thomas F. Maguire and acknowledged the foregoing instrument to be his free act and deed, before me, John F. Maguire Justice of the Peace.

Declarer John F. Maguire 1915 at Lynn and 7 minutes P.M. Received and entered with Worcester Deeds, book 1213 page 114

Attest:

J. H. Burdakin
Register,

12350

Statute Form of

Warranty Deed

Mary C. Walsh
TO

The Inhabitants of Dedic

REGISTRY OF DEEDS
COUNTY OF NORFOLK
AUG 31 1916
DEDHAM, MASS.
Rec'd... 9 M. 27 M. A.M

Dedham, Aug 31, 1916.
at 9 o'clock and minutes A.M

Received and Entered with
Norfolk Deeds

Book 1250 Page 380
Attest

J. W. Bunker
Register.

FROM THE OFFICE OF

PUBLISHED BY
T. H. BALL, LAW STATIONER
6 PEMBERTON SQUARE
BOSTON

No. 900

I, Mary E. Walsh
of Walpole, Norfolk County, Massachusetts
Being unmarried, for consideration paid, grant to

the Inhabitants of the Town
of Walpole, Mass. with warranty covenants

the land in said Walpole bounded and described as follows:-

[Description and encumbrances, if any]

Beginning at the southerly corner of land of James E. Sullivan on the northerly side of Diamond Street, thence running N. $81^{\circ} E.$ along said Street 253 $\frac{3}{10}$ ft. to the southerly corner of land of one Fliegelman; thence running N. $1^{\circ} 40' S.$ along said Fliegelman 262 ft. to a corner and land of John B. Rooney; thence running N. $69^{\circ} 30' W.$ along said Rooney 405 ft. crossing Spring Brook to a corner and land now or lately belonging to Edward Nicholson; thence same course along said Nicholson about 160 ft. to a corner and land now or lately belonging to Edmund D. Clapp; thence running S. $22^{\circ} 10' W.$ along said Clapp about 270 ft. to a corner and land of John Flynn; thence running S. $45^{\circ} 02' E.$ along said Flynn 162 $\frac{3}{10}$ ft. to a corner and land of Michael Higgins; thence running N. $75^{\circ} 05' E.$ along said Higgins 82 ft. to the northerly corner of land of the said James E. Sullivan; thence running S. $59^{\circ} 14' E.$ along said Sullivan 131 $\frac{5}{10}$ ft. to a corner; thence running S. $19^{\circ} 05' E.$ along the same 160 ft. to the point of beginning, containing A 23 $\frac{1}{2}$ acs.

Johnson, Don

From: Johnson, Jim
Sent: Wednesday, February 24, 2010 11:26 AM
To: edward forsberg; Johnson, Don
Cc: Walker, Maggie
Subject: FW: Allen Dam Emergency Spillway
Attachments: Carl J Gustafson.vcf; Response to Walpole Ball Field Request_Oct_2009.pdf

Don and Ed,
 Here is the State's response to my request last fall to use the area around Allen Dam as field space. As you will see the Commonwealth's Department of Conservation and Recreation (DCR) does not recommend using the Allen dam emergency spillway as athletic fields.

From: Gustafson, Carl - Amherst, MA [mailto:Carl.Gustafson@ma.usda.gov]
Sent: Wednesday, October 07, 2009 1:30 PM
To: Johnson, Jim
Cc: Mike Misslin; Bill Salomaa; Walker, Maggie; Boutiette, Larry - Holden, MA
Subject: Allen Dam Emergency Spillway

October 7, 2009

James Johnson
 Assistant Town Administrator
 Town Hall
 135 School Street
 Walpole, MA 02081

RE: Allen Dam Emergency Spillway

Dear Mr. Johnson:

This email is in response to your September 10, 2009 email, pertaining to the Allen dam emergency spillway. You stated that the town is considering options to utilize the emergency spillway for additional athletic fields (without any permanent structures).

As in the past, both the United States Department of Agriculture Natural Resources Conservation Service (NRCS) and the Commonwealth's Department of Conservation and Recreation (DCR) do not recommend using the Allen dam emergency spillway as athletic fields. We stand firm on not allowing incompatible uses on a flood control dam discharge structure. This is an earth cut spillway with a vegetated crest and we should not risk damage to the protective vegetative layer thus risking potential failure during a severe precipitation event. The site does support passive recreation such as walking, hiking, fishing and canoeing and none of these activities are associated with the emergency spillway.

The Allen dam and Diamond Brook channel improvement projects were constructed to work together to protect downtown Walpole from experiencing future severe flood events such as the 1955 storm that caused extensive property damage downtown. The Walpole Engineering Department and the Public Works staff have done a good job maintaining these critical flood protection measures. We look forward to continuing our strong working relationship to assure that the dam and channel will serve the community well in to the future.

Please don't hesitate to contact me if you have any questions or need more information.

2/23/2011

Sincerely,

Carl J. Gustafson
State Conservation Engineer

cc: M. Misslin, Deputy Chief Engineer, MA Department of Conservation and Recreation
W. Salomaa, Director, MA Office of Dam Safety

Carl J. Gustafson, P.E.
State Conservation Engineer
Natural Resources Conservation Service
451 West Street
Amherst, MA 01002

Tel: (413) 253-4362
Fax: (413) 253-4375
Cell: 413-835-1277

When writing or responding, please remember that the Secretary of State's
Office has determined that email is a public record.

2/23/2011



Natural Resources Conservation Service
451 West Street
Amherst, MA 01002

413-253-4350
fax 413-253-4375
www.ma.nrcs.usda.gov

October 7, 2009

James Johnson
Assistant Town Administrator
Town Hall
135 School Street
Walpole, MA 02081

RE: Allen Dam Emergency Spillway

Dear Mr. Johnson:

This letter is in response to your September 10, 2009 email, pertaining to the Allen dam emergency spillway. You stated that the town is considering options to utilize the emergency spillway for additional athletic fields (without any permanent structures).

As in the past, both the United States Department of Agriculture Natural Resources Conservation Service (NRCS) and the Commonwealth's Department of Conservation and Recreation (DCR) do not recommend using the Allen dam emergency spillway as athletic fields. We stand firm on not allowing incompatible uses on a flood control dam discharge structure. This is an earth cut spillway with a vegetated crest and we should not risk damage to the protective vegetative layer thus risking potential failure during a severe precipitation event. The site does support passive recreation such as walking, hiking, fishing and canoeing and none of these activities are associated with the emergency spillway.

The Allen dam and Diamond Brook channel improvement projects were constructed to work together to protect downtown Walpole from experiencing future severe flood events such as the 1955 storm that caused extensive property damage downtown. The Walpole Engineering Department and the Public Works staff have done a good job maintaining these critical flood protection measures. We look forward to continuing our strong working relationship to assure that the dam and channel will serve the community well in to the future.

Please don't hesitate to contact me if you have any questions or need more information.

Sincerely,

A handwritten signature in cursive script that reads "Carl J. Gustafson".

Carl J. Gustafson
State Conservation Engineer

cc: M. Misslin, Deputy Chief Engineer, MA Department of Conservation and Recreation
W. Salomaa, Director, MA Office of Dam Safety

Helping People Help the Land

USDA is an equal opportunity employer and provider.

2563 2564
2564 1/2

Deeds & County Registry of Deeds
DEEDS & COUNTY REGISTRY OF DEEDS

REC'D
BOOK
ATTES
JAN 24 1972
PAGE 713

B. Allen
PHILIP X. ALLEN

PHILIP X. ALLEN
TO

TOWN OF WALPOLE

*Phillip X. Allen
Town of Walpole
Walpole*

RECEIVED

1972 OCT - 8 PM 8:37

TOWN OF WALPOLE

RACKEMANN, SAWYER & BRWSTER
COUNSELLORS AT LAW
28 STATE STREET
BOSTON, MASSACHUSETTS 02109

Attn: SCA

4/9/72

DEED

ANNE ALLEN CONKLIN, of Farmington, Connecticut, and PHILIP K. ALLEN of Andover, Massachusetts, hereby give, grant and convey to the TOWN OF WALPOLE, in the County of Norfolk, Commonwealth of Massachusetts, with Quitclaim Covenants, for no consideration in money or money's worth, IN TRUST for the purpose hereinafter described, a parcel of vacant land on the easterly side of Washington Street with an appurtenant flowage easement in said Walpole, shown as Parcel A, containing 40 acres and 20,871 square feet and shown as Flowage Easement, containing 14 acres and 31,257 square feet on a plan by Norwood Engineering Co., Inc., dated November 16, 1970, to be recorded herewith; said Parcel A is bounded and described as follows:

NORTHEASTERLY and NORTHWESTERLY	by land now or formerly of William F. Murphy, et ux, as shown on said plan, by two lines, of 300.00 feet and 95.00 feet;
NORTHEASTERLY and EASTERLY	by land of the Grantors, shown as Parcel B on said plan, by two lines of 150.00 feet and 169.95 feet;
NORTHEASTERLY	by a stone wall, 24.78 feet;
SOUTHEASTERLY	by said Parcel B and a stone wall 113.80 feet;
EASTERLY, SOUTHERLY, EASTERLY, SOUTHEASTERLY and EASTERLY	by said Parcel B, a stone wall and ten lines totaling 1038.48 feet;
NORTHERLY	by said Parcel B and a stone wall, 97.62 feet;
SOUTHEASTERLY, NORTHEASTERLY, SOUTHEASTERLY and SOUTHWESTERLY	by said Parcel B by four lines of 75.00 feet, 32.00 feet, 55.00 feet and 32.00 feet;
SOUTHEASTERLY, NORTHEASTERLY, SOUTHEASTERLY and SOUTHWESTERLY	by said Parcel B by four lines of 148.00 feet, 42.00 feet, 65.00 feet and 42.00 feet;
SOUTHEASTERLY and SOUTHWESTERLY	by said Parcel B by two lines of 87.26 feet and 65.00 feet;
SOUTHEASTERLY, SOUTHWESTERLY and NORTHWESTERLY	by said Parcel B by three lines of 10.00 feet, 20.00 feet and 10.00 feet;

SOUTHWESTERLY,
SOUTHEASTERLY,
SOUTHERLY,
SOUTHEASTERLY,
NORTHEASTERLY
and SOUTHEASTERLY

by said Parcel B, by six lines of
135.55 feet, 100.00 feet, 378.63 feet,
87.20 feet, 30.00 feet and 513.64 feet;

WESTERLY,
NORTHWESTERLY
and WESTERLY

by land of owners unknown, by three lines
of 176.04 feet, 402.17 feet and 42.05
feet;

SOUTHERLY,
SOUTHWESTERLY
and SOUTHERLY

by land of owners unknown, by three
lines totaling 884.67 feet;

NORTHWESTERLY

by Washington Street, by various lines
totaling 1806.12 feet.

Said appurtenant flowage easement is granted to said Town of
Walpole for the express and sole purpose of permitting said Town
temporarily to impound flood waters within the limits of said flow-
age easement but only on such occasions and for such times as shall
be reasonably necessary to hold and release flood waters in order to
prevent or reduce damage therefrom in the downstream areas drained by
the stream running through the premises known as Spring Brook.

FLOWAGE EASEMENT

Said flowage easement is bounded and described as follows:

EASTERLY

through said Parcel B by four lines of
124.35 feet, 253.06 feet, 339.53 feet and
171.06 feet;

NORTHEASTERLY,
NORTHERLY, and
NORTHEASTERLY .

through said Parcel B by five lines of
290.23 feet, 145.77 feet, 201.80 feet,
222.04 feet and 254.70 feet;

SOUTHEASTERLY,
EASTERLY and
SOUTHEASTERLY

through said Parcel B by three lines of
335.75 feet, 141.04 feet and 112.15 feet;

SOUTHERLY

by Old Post Road, 99.10 feet;

SOUTHWESTERLY,
WESTERLY,
SOUTHWESTERLY,
WESTERLY and
SOUTHWESTERLY

through said Parcel B by five lines of
136.45 feet, 155.00 feet, 159.66 feet,
195.76 feet and 117.20 feet;

SOUTHEASTERLY,
SOUTHWESTERLY,
SOUTHERLY and
SOUTHWESTERLY

through said Parcel B by four lines of
31.34 feet, 220.12 feet, 227.27 feet and
344.24 feet;

NORTHERLY,
NORTHWESTERLY
and NORTHEASTERLY

by said Parcel A by three lines of 378.63
feet, 100.00 feet and 135.55 feet;

SOUTHEASTERLY,
NORTHEASTERLY,
and NORTHWESTERLY

by said Parcel A by three lines of 10.00
feet, 20.00 feet and 10.00 feet;

NORTHEASTERLY,
NORTHWESTERLY,
NORTHEASTERLY,
NORTHWESTERLY and
SOUTHWESTERLY

by said Parcel A by five lines of 65
feet, 87.26 feet, 42 feet, 65 feet and
42 feet;

NORTHWESTERLY,
NORTHEASTERLY,
NORTHWESTERLY,
SOUTHWESTERLY and
NORTHWESTERLY

by said Parcel A by five lines of 148
feet, 32 feet, 55 feet, 32 feet and 75
feet;

SOUTHERLY

by a stone wall, 97.62 feet;

WESTERLY,
NORTHWESTERLY,
WESTERLY,
NORTHERLY and
WESTERLY

by said Parcel A and a stone wall by
various lines totaling 1038.48 feet;

NORTHWESTERLY

by said Parcel A and a stone wall
113.80 feet.

The premises and appurtenant rights are conveyed to the Town of Walpole IN TRUST for the purposes and under the provisions of Chapter 40, Section 8c of the Massachusetts General Laws or as hereafter amended from time to time, to be managed and controlled by the Conservation Commission of the Town of Walpole for the promotion and development of the natural resources and the protection of the watershed resources of said Town.

The Grantors reserve to themselves and their heirs, as appurtenant to and for the benefit of their remaining land as hereinafter described, however it shall from time to time be developed, subdivided or otherwise improved, the following:

1. The right to drain waters of every description, including subterranean waters, percolating or otherwise, surface waters, whether previously impounded or not, and waters within watercourses, natural and artificial, through or across the granted premises, at such place or places as the water shall flow of its own accord or as diverted and directed by the owner or owners of the said remaining

land or any portion thereof; provided, that any artificial watercourse constructed within the granted premises by the owner or owners of said remaining land shall be wholly underground and the topmost portion of any conduit, pipe, headwall or other structure at the lower terminus of such watercourse shall be below the extreme low water mark of any natural or artificial pond within the granted premises. If no pond exists on the premises at the time such artificial watercourse is constructed, the lower terminus shall be carried to a point within the banks of any stream within the premises;

2. The right and easement to install, use, repair and replace an underground sewer line at such places in and through the granted premises as shall be convenient to serve the owner or owners of the said remaining land or any portion thereof, including the right, under the supervision of an official designated by the Town of Walpole, to lower the level of any impounded water on the granted premises from time to time as shall be reasonably necessary to permit the installation, repair and replacement of said sewer line;

3. The right and easement, in common with others to whom such rights may be granted by the owner or owners of the remaining land or any portion thereof, to construct, use, repair, restore and maintain a paved and lighted roadway with sidewalks and other appurtenances on and over a strip of land sixty feet wide shown as 60' Right-of-Way on said plan and as hereinafter described, to be used for all purposes for which public and private ways may now or hereafter be used in the Town of Walpole, including but not limited to installation, use, repair and replacement of pipes, wires, conduits and appurtenances for drainage, sewer, water, gas, electricity, telephone and other utilities therein or thereon. Such reservation shall not be deemed to include and there is hereby expressly excluded from such reservation the right and easement to erect, use or maintain poles, towers or standards for the purpose of carrying wires or lines of any description above the

or standards with appropriate supports and serviced by underground conduits, cables or wires for the purpose of lighting said roadway. Said strip of land is bounded and described as follows:

EASTERLY	by a curved line beginning at the southeast sideline of said Washington Street, 47.12 feet;
NORTHEASTERLY, NORTHERLY and NORTHEASTERLY	by said Parcel A by four lines, 370.99 feet, 99.53 feet, 141.95 feet, and 248.63 feet;
EASTERLY	by said Parcel A, 102.64 feet;
SOUTHEASTERLY	by said Parcel B, 65.67 feet;
WESTERLY	by said Parcel A, 129.34 feet;
SOUTHWESTERLY, SOUTHERLY, SOUTHWESTERLY and SOUTHERLY	by said Parcel A by five lines, 177.60 feet, 141.95 feet, 139.34 feet, 370.99 feet and 47.12 feet;
NORTHWESTERLY	by the southeastery sideline of said Washington Street, 120.00 feet.

The Grantors' remaining land which shall have the benefit of the foregoing reservations is shown as Parcel B, containing 100 acres and 17,123 square feet on a plan entitled "Plan of Land in Walpole, Mass." dated November 16, 1970, by Norwood Engineering Co., Inc., and as Parcel C, containing 49 acres and 13,133 square feet and Parcel D, containing 62 acres and 20,400 square feet on a plan entitled "Plan of Land in Walpole and Sharon, Mass." also dated November 16, 1970, by Norwood Engineering Co., Inc., both of which plans are to be recorded herewith.

The Grantors expressly reserve no rights in so much of the cart road over said Parcel A and grant no rights to said Town of Walpole in so much of said cart road over said Parcel B, as shown on said plan.

Subject to partially contiguous easements and rights-of-way for drain and sewer extending into said Parcel A as shown on said plan, granted to the Town of Walpole by instruments dated 25 June, 1962 and 28 January, 1965, recorded with Norfolk County Registry of Deeds, Book 4000, Page 502, and Book 4252, Page 79.

For our title see Estate of Anne K. Allen, Norfolk Probate No. 182754. Being portions of the premises conveyed to Anne K. Allen by deed of Frederic W. Allen dated December 30, 1922 recorded with said Deeds, Book 1967, Page 29 and portions of the premises conveyed to Philip R. Allen by deed of George H. Brown, et ux, dated April 12, 1905 recorded in said Deeds, Book 997, Page 78. For estate of Philip R. Allen see Norfolk Probate No. 156541.

Anne Allen Conklin, Philip K. Allen and Fiduciary Trust Company, Executors under the will of the said Anne K. Allen, hereby join in the execution of this deed.

Witness the execution hereof under seal this 2nd day of December - , 1971.

Anne Allen Conklin
Anne Allen Conklin

Anne Allen Conklin
Anne Allen Conklin, Executor as aforesaid

Philip K. Allen
Philip K. Allen

Philip K. Allen
Philip K. Allen, Executor as aforesaid

FIDUCIARY TRUST COMPANY

By: Edmund H. Kendrick
Edmund H. Kendrick, Vice-President,
Executor as aforesaid

COMMONWEALTH OF MASSACHUSETTS

Norfolk ss.

2 December 1971

Then personally appeared before me the above named Philip K. Allen and acknowledged the foregoing to be his free act and deed, both individually and as Executor, as aforesaid,

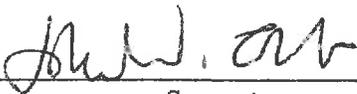
Stephen Carr Anderson
Notary Public
My commission expires: 10 DEC 76
STEPHEN CARR ANDERSON

I, John W. Cobb, Secretary of Fiduciary Trust Company, a Massachusetts Corporation, hereby certify that at a meeting of the Trust Committee of said Corporation, duly called and held in Boston, Massachusetts on November 26, 1971, at which meeting a quorum was present and acting, it was unanimously

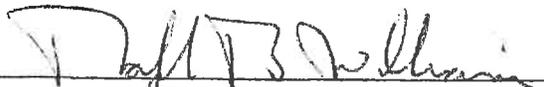
VOTED:

That Edmund H. Kendrick, a Vice President, be and he hereby is authorized in the name and on behalf of this Corporation to execute, seal with the corporate seal, acknowledge and deliver a deed from Anne Allen Conklin and Philip K. Allen individually and from Anne Allen Conklin, Philip K. Allen and Fiduciary Trust Company as Executors under the Will of Anne K. Allen, late of Walpole, to the Town of Walpole of two parcels of land containing approximately 55 acres, together with and subject to easements, restrictions and agreements as contained in said deed which shall be in such form as said Edmund H. Kendrick shall approve, his signature to be conclusive evidence of such approval.

WITNESS my hand and the seal of said Corporation this 29th day of November, 1971.


Secretary

ATTEST:


Vice President

DEDHAM, MASS. _____ 19
at _____ o'clock And _____ Minutes P M
Received and Entered with Norfolk deeds
Vol. _____ Page _____
Attest.



APPROVAL

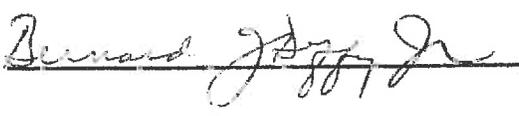
As provided in Chapter 40, Section 8C, the Board of Selectmen of the Town of Walpole at a meeting duly called and held in Walpole, Massachusetts on December 2, 1971, at which a quorum was present and acting, it was unanimously voted to approve the acceptance of the within described real estate.

WITNESS our hands and seals this 9th day of December, 1971.



Chairman
of the Board of Selectmen





WITNESSED BY:



A. W. Query, Jr. Town
Counsel

DEDHAM, MASS. _____ 19
at _____ o'clock And _____ Minutes P. M.
Received and Entered with Norfolk deeds
Vol. _____ Page _____
Attest:



Register of Deeds