

The Board of Selectmen will meet on Tuesday, August 25, 2015 at 7:00pm in the Main Meeting Room of the Town Hall. Mr. Gallivan and Mr. Stanton were absent. The following were present.

Clifton Snuffer, Chairman  
David Salvatore, Clerk  
Eric Kraus

Also present:  
James Johnson, Town Administrator  
Cindy Berube, Executive Assistant

Mr. Snuffer called the meeting to order followed by the Pledge of Allegiance.

## **ANNOUNCEMENTS AND PROCLAMATIONS**

### **SPONSORED AGENDA ITEMS**

#### 8-7 Transfer of All Alcoholic Pkg Store License

Chairman Snuffer noted the first order of business is the public hearing. This town has been dealing with procedural clarity, how to properly do things. One thing I will be doing. I will announce the BOS present. Relevance of notification to abutters and the return receipt green cards. I will open the meeting listen to the aspects, questions, when the testimony is concluded close the hearing and proceed to the vote. It is not terribly different than what the Board has always done. The hour being 7:00pm. Prior to opening the public hearing, the applicant must submit the Return Receipt cards for notification to abutters. Asked about the green cards. They were properly sent and this was confirmed by David Salvatore, Clerk and Cindy Berube Executive Assistant. Mr. Salvatore noted that a good number were returned but some they made notice but no green card.

**MOTION** moved by Mr. Kraus to open the public hearing for the Transfer of the All Alcoholic Pkg. Store License from the Jackman Company d/b/a Daltons package Store to Invest partners Inc. d/b/a Wines & More, seconded by Mr. Salvatore, VOTED 3-0-0

Mr. Snuffer noted for the record, the applicant is aware there are three Selectmen not five. Chris Timson, Attorney stated he is aware. The green cards have been attested and properly mailed per the statue. Attorney Timson is representing invest partners LLC. It is his pleasure to be here tonight. Several Representatives. John Haronin, Craig Power, Dave Wally, Jay Machochi, also Ben Dupont, Manager, his wife had their first child last night. Interesting concept they bring before you. He talked about a handout an overview of their concept, Franchise, 20 stores wines and more, or Baltons. Walpole will be there 21<sup>st</sup>. Experienced operators. The concept is more than a pkg. store, wine academy, expert on staff, and work with the Chamber of commerce.

There will be an in-store education programs, type of selection and activities in a destination type of store. Very conscious with regards to procedures, they have grey sheets, employees procedures and policies, zero tolerance, anyone was to sell to an underage, everyone is TIP certified. Run a tight ship, they will hold a job fair, to hire 15-20 people. Train all those people and begin the process. This will be an electronic ID check.

In terms of looking the statue public need, public good, character of the applicant, traffic noise, appropriateness of the location, this is the capacity they need. None of those siting issues you might have if they are in a neighborhood. The Mall is looking to attract business and customers. Great track record of trouble free establishments. There has been one in Mansfield since 2010. Walpole and the mall will benefit greatly. They have indicated they will work with the coalition, properly capitalized. Loan for additional funds. We will come back for a pledge. Lastly Ben Dupont has been a manger for the Douglas Store in Bellingham, he will be stopping his work in Bellingham and working full time at Walpole Store.

There were representatives from the Walpole Mall and Dalton's Package Store present.

Mr. Costanzo of the Walpole Mall spoke to the Mall strongly endorsing this, for years we have been trying to repopulate the mall, the interior has been difficult, and this is an exterior only. The tenant that will be terminated has been a problem. We are very happy and hope this is looked at positively. We do have a lease executed. This will be located in the former Old Country Buffet spot next to Joann Fabrics and contains about 17,000 s.f. Daltons has been offered a very fair price for this.

Judith Reid, 43 liberty lane, Norwood, MA Very concerned. What are the hours will be 9am-10pm. Her house is very close to LA Fitness.

Attorney Macchi noted the Walpole Mall went thru Site Plan approval that land was part of Herb Chambers.

Mr. Snuffer asked if anyone present is opposing. There was no one present.

Mr. Salvatore noted that wine tasting is a big part of it. Are there special events? Craig Power-explained they hold educational seminars 4 to 5 wines and someone come in and speak about them. One ounce pours. All their staff is TIP certified 2-3 wines we focus on. Anytime we have events we work with the police and have an officer on site. To make sure no one gets out of control. We encourage people to spit. They do not need a special license for the grand tasting and they always have food at all events. Anyone they think is getting to that point of not drinking anymore they will get them coffee. This is free to the customers. Mr. Salvatore questioned terminating service. Mr. Power stated yes any service any at all, retail sale as well.

Mr. Snuffer spoke of the MGL pertaining to a license. There is the public need, public good and ability to work and for the coalition, pro active things. That is to the credit, we see very clearly the investment, top shelf investment. They have a need to see this successful. Making sure the company is run correctly.

**MOTION** moved by Mr. Kraus to close the public hearing, seconded by Mr. Salvatore, VOTED 3-0-0

**MOTION** moved by Mr. Kraus to approve the transfer of the Transfer of the All Alcoholic Pkg. Store License from the Jackman Company d/b/a Daltons package Store 944C Main Street to Invest partners Inc. d/b/a Wines & More 90 Providence Highway, Suite 104 and to approve the manager of record Benjamin L. Dupont. , seconded by Mr. Salvatore, VOTED 3-0-0 unanimous

8-8 & 8-9 One Day All Alcoholic License

**MOTION** moved by Mr. Kraus to approve the one day all alcoholic liquor license for the Knights of Columbus for September 26, 2015, Seconded by Mr. Salvatore, VOTED 3-0-0

**MOTION** moved by Mr. Kraus to approve the one day all alcoholic liquor license for the Knights of Columbus for October 10, 2015, seconded by Mr. Salvatore, VOTED 3-0-0

8-10 Block Party, Thornell Ave

**MOTION** moved by Mr. Salvatore to approve the Block Party Request for September 20, 2015 from noon to 6:00pm subject to the applicant ensuring that any blockades must be easily removed for emergency vehicle access seconded by Mr. Kraus VOTED 3-0-0

OPEN FORUM – No one present

8-11 Apple Harvest Fair/One way Street

**MOTION** EK to approve the Apple Harvest Fair and to make Rhoades Ave a one way street on September 19, 2015 from 10am to 3:00pm, Seconded by Mr. Salvatore VOTED 3-0-0

8-12 Use of A. Farm, Young Life Walk a thon

Mr. Snuffer is glad to see the use of the farm. We are close to the pay off. The land is owned by the Citizens of the Town.

**MOTION** moved by Mr. Salvatore to approve the use of A. Farm on October 17<sup>th</sup> for Walk a thon from 9am-2pm. Seconded by Mr. Kraus VOTED 3-0-0 *The Rain date of October 18<sup>th</sup> is not available.*

8-13 Use of A. Farm, Boy Scouts of America

**MOTION** moved by Mr. Kraus to approve the use of A. Farm for September 25-27<sup>th</sup> for Annual Cub Scout and Boy Scout outing, seconded by Mr. Salvatore VOTED 3-0-0

8-14 Bid Award, Contract No. 2016-1

Mr. Johnson explained they received 3 bids for this. They gave us the best price and their references have been reviewed.

Mr. Salvatore questioned what is their requirement to complete that year? It was explained the town provides them a list and they do it and when we run out of money they stop. Drew and Bob go thru and prioritize them.

MOTION moved by Mr. Salvatore to award contract No. 2016-01 to Road Way Maintenance Services, Inc., Plymouth Mass for a three year contract to clean catch basins. , seconded by Mr. Kraus VOTED 3-0-0

FALL TOWN MEETING WARRANT

Mr. Johnson gave a brief overview of the Articles on the warrant. Article 6, free cash expectations, cash is going to be down 1.6 million because demo on South St, 2 to 3 million on police station. It is looking around 2.5 million. Once it is certified he will know what he will recommend for stabilization. Article 7, hoping to get a grant for Turners Pond Dam. He does not know if we will receive a response. Article 8 does not know what the funds needed are. Will not know until the engineers come back. CS the dollars do not need be present. CS that is money we did not expect to spend. We will likely be borrowing that money. Article 9 is to offset the rates. Article 10 is regarding the charter, public hearing process is a requirement. Article 11 related to charter, finance director interchangeable. Give the town flexibility. Article 12 is relating to the liquor licenses we went with 12, we used the language from Norwood. CS For that reduction 1/3 of the original request, we wat to make sure one is clearly reserved for future economic development. Articles 13-25 are all zoning related. Articles 26-27 are the net metering. We are not required to make copies of these documents as part of the warrant. The last four are citizens petitions, Joe Moraski regarding Open Space Residential Developments and the Next two Sam Obar regarding the Charter. Mr. Snuffer had reached out to Sam Obar and we went over this. Town Counsel had provided 18 pages of the Charter with the word “Shall”, those 323 words pop out. Mr. Obar and I concluded that we would vote No Action on these. We will have a modest Charter review. Credit his curtesy. DS one of the articles is addressed in part in one of the other articles. Article 31 we listed to is another citizen petitioner, discusses at some length at S&W meeting. There is a lot on this warrant.

MOTION moved by Mr. Kraus to close the Fall Town Meeting Warrant, Seconded by Mr. Salvatore, VOTED 3-0-0

TOWN ADMINISTRATOR REPORT

1. Started negotiations with top firm and optimistic should have concluded in next 2 weeks. Great meeting today. I want to get going on this ASAP
2. He is going forward with Asst. T. clerk position
3. The Downtown work has started. We have gotten complaints about the detours and management. Notifications on line about the detours. We are ahead of time. The milling is done tonight. We are being proactive with complaints.

4. Free cash, let you know as soon as I know.

#### **OLD BUSINESS**

Mr. Snuffer would recommend this Thursday Spectra Energy is unveiling their piping rehab program, not the same as before. It is 3.5 miles. What limited control we have. WE have thoughts to make it safer and better. It is a drop in from 5:30-7:30. The town does have abutting land. The last time there was not proper notification to police and fire and we will have that involvement.

#### **MINUTES**

MOTION moved by Mr. Kraus to approve the minutes of July 14, 2015, seconded by Mr. Snuffer, VOTED 3-0-0

MOTION moved by Mr. Kraus to approve the minutes of July 28, 2015, seconded by Mr. Snuffer, VOTED 3-0-0

MOTION moved by Mr. Kraus to approve the minutes of August 4, 2015, seconded by Mr. Snuffer, VOTED 3-0-0

MOTION moved by Mr. Kraus to adjourn at 8:10pm, seconded by Mr. Salvatore, VOTED 3-0-0