

Master Plan Implementation Committee Minutes of January 11, 2011

Meeting called to order by Ed Forsberg, Chairman, at 6:35 pm in the rear of the Main Meeting Room, Town Hall (moved from Room 116, Town Hall, due to a conflict with another meeting being held in that room).

Committee Members Present: Ed Forsberg, Al Goetz, Michael Gallahue, Roger Turner (left at 8:35 pm), Dominick Ianno, Bruce Norwell, Dick Power, Dick Nottebart, John Desmond (arrived at 7:00 pm), Mike Berry (arrived at 7:23 pm, left at 7:30 pm).

Visitors Present: Denise Maleiko and Sue Ferioli, Trustees of 894 East Street Condominiums; Greg Sands and Paul Yingling of the Northeastern University Student Engineering Team, Civil Engineering Community Service (7:05 pm).

Staff Present: Don Johnson, Stephanie Mercandetti, Maura Therrien

The Committee welcomed new MPIC member Dominick Ianno, Board of Selectmen Representative at Large

Approval of Minutes: Moved by Dick P., seconded by Michael G., to approve the minutes of 11/9/10. Voted 5-0-3 (John and Mike B. had not arrived yet at the time of the vote; Roger, Dominick, and Bruce abstained because they were not present at the 11/9/10 meeting).

Ongoing / Old Business, and Implementation Activities:

Downtown Municipal Campus trail and park project:

On Tuesday, January 18, this project will be presented at the Capital Budget Committee meeting. Dick N. and Stephanie will present the breakdown of estimates on the bridge and walkway with sketches. A capital budget request has been submitted for \$80,000.00, which would need to be approved by the 2011 Spring Town Meeting, but the grant for \$50,000.00 has been sent in to DCR and if approved that amount would be reimbursed. We had not heard back from DCR yet. Dick O'Brien, who sits on the State Recreational Trails Advisory Board (and who is also a member of The Trustees of the Reservations), had informed Stephanie that we have a strong application. However many other state and federal reviews remain before the final word is received on the application.

At 8:15 pm this evening, Greg Sands of the Northeastern University Student Engineering Team, Northeastern University American Society of Civil Engineers (NUASCE) Project Manager, Civil Engineering Community Service, will be introduced to the Board of Selectmen by MPIC members

At 7:05 pm, Greg Sands and Paul Yingling of the Northeastern University Student Engineering Team, Civil Engineering Community Service, were present at the MPIC meeting. Greg will be the Project Manager. He and Paul have done other volunteer projects including Rosie's Place, and some transitional housing projects. They are part of Northeastern University (NU) American Society of Civil Engineers (ASCE). They are third year students and are very excited about the park/walkway project. Greg will draft the NU proposal.

Greg and the Committee discussed some general design guidelines and issues, such as footings and landscaping. The value of the student engineers' services may be estimated at \$3,000.00 - \$6,000.00. Ten percent (10%) of construction costs are estimated for engineering services. Greg with his engineering team and guidance from the ASCE's alumnus volunteer, along with guidance from Town officials, will draft the Notice of Intent (NOI) to the Conservation Commission. The survey plan being prepared by the County will show the sides of the brook, and the NOI will consider the surrounding soil conditions, and indicate the placing of the bridge structure. Application forms for the NOI from both the town and the state are on line. Both the Rivers Protection Act and the Wetlands Protection Act will be adhered to. Ten percent (10%) of the 100' area from the brook's high water mark is useable with no negative effect on the brook. This project will have an ASCE Engineer's stamp through their alumnus volunteer.

Discussion on long term Town building needs and future uses of town buildings, including Police, Fire, Library, and school buildings:

The MPIC discussed the need for a comprehensive study for building needs of the police and fire departments, senior center, and schools. Mike Berry would propose to bring up this study at the Board of Selectmen's meeting later in the evening as an item of new business, as a charge from the Board to the MPIC.

The MPIC members came to a consensus that the Committee needs a charge from the Board of Selectmen on a municipal facilities needs study.

Ed suggested a three step process: 1) Department heads identify their future facilities needs; 2) Department heads meet with the MPIC and identify to the committee what their future facilities needs are; and 3) The MPIC proceeds to identify parcels of land to acquire and/or use for municipal facilities based on department heads' needs.

John said we need brainstorming, creative thinking. The MPIC is to determine the needs, through consensus.

Dick N. said we need to capture ideas through brainstorming. We need property lists and a map of town-owned sites. (The possibility of a solar farm on Lincoln Road at the former landfill was mentioned; noting that Walpole is ripe for solar credits.)

Status of potential funding sources of various economic development and planning activities:

No new activity.

Historical Commission - Status of pre-application under fiscal year 2011 Massachusetts Historical Commission Survey and Planning Grant Program and WHP/MPIC-related activities:

The WHC had received a letter from MHC disapproving the request for funding under the Survey and Planning Grant program to fund three historical register nominations. Michael G. had received a letter from Betsy Freiberg of MHC which states that there may be other funding opportunities. For Union Station, a letter would be needed from the MBTA to allow the nomination work. Pre-work has been done for Old Burial Ground and its nomination work is well along. Blackburn Hall's exterior has been well preserved, but there has been interior work done: close up shots of the interior windows, doors, and stairs are needed, and shots of renovations for the past fifty years would be necessary. This is more work than Michael G. can do alone.

Housing Partnership – Updates on Library Reuse Study and Housing Production Plan, and other WHP/MPIC – related activities:

The Chairman of the WHP will make a presentation to the Board of Selectmen on January 25 on these updates. The WHP will meet on January 18, with representatives of the Massachusetts Housing Partnership relative to the Library Reuse project (which has commenced since the last MPIC meeting and is under way), and with the Building Inspector and representatives of Habitat for Humanity relative to affordable housing creation opportunities with Habitat's programs.

Open Space & Recreation Plan Update:

No action. The Open Space & Recreation Plan Committee would be meeting the following evening, 1/12/11, pending the weather.

Appointment of Finance Committee Member to MPIC:

No action

Location of proposed flagpole on Stone Field:

No action

New Business:

Meeting With Board of Selectmen, Main Meeting Room, 1/11/11, 8:15 pm:

At 8:15 pm, members of the MPIC moved to the meeting of the Board of Selectmen for the introduction of Greg Sands, of Northeastern University Student Engineering Team Downtown Municipal Campus trail and park project for winter/spring 2011 planned activities.

The MPIC members returned to the rear of the Main Meeting Room at 8:35 pm and continued the MPIC meeting (Roger left the MPIC meeting at this point).

Annual Report of the MPIC for 2010:

The Committee consented to submit the Annual Report of the MPIC for 2010 as drafted and distributed/emailed along with the 1/11/11 meeting notice.

Meeting Dates for 2011 MPIC meetings:

Owing to conflicts on Tuesday evenings with Capital Budget Committee meetings during the months of February and March, the regular monthly MPIC meetings for those two months were rescheduled to Thursday 2/10, and Thursday 3/10, both at 6:30 pm.

Correspondence:

Don distributed copies of a notice of a conference on the Community Preservation Act (CPA) that will take place at Bridgewater State University on Saturday, April 2, 2011. The MPIC members briefly discussed how the CPA works.

Any Other Business Before the Committee:

None

Adjournment:

At 9:10 pm, John motioned, seconded by Dick P., to adjourn the meeting. All voted in favor of the motion (8-0-0).

Respectfully Submitted,