

Master Plan Implementation Committee

Minutes of May 10, 2011

The meeting was called to order by Ed Forsberg, Chairman, at 6:25 pm, in the Main Meeting Room, Town Hall.

Committee Members Present: Ed Forsberg, Al Goetz, Roger Turner, Bruce Norwell, Dick Nottebart, John Desmond, Mary Kent.

Visitors Present: Denise Maleiko and Sue Ferioli, Trustees of 894 East Street Condominiums; Maggie Walker, Town Engineer.

Staff Present: Don Johnson, Stephanie Mercandetti, Maura Therrien

Ongoing / Old Business, and Implementation Activities:

Summary of findings on long-term Town building and facilities needs from Department Head interviews, and recommendations for scope of Comprehensive Long-term Town-wide Facilities Plan:

The MPIC will meet with the Council on Aging at their meeting on May 26, 2011 at 1:30 pm to discuss the Council on Aging's needs for new or renovated space for their ongoing facilities needs with them. Don will work with Dick Power to assemble the information received from department heads into a report that will provide a summary of findings and recommendations for the scope of the Facilities Plan, which will be an agenda item for discussion at the June 14, 2011 MPIC meeting. The report as accepted at the June 14 meeting will then be presented to the Board of Selectmen. John asked if the MPIC would be comfortable in prioritizing facilities needs, to which Roger responded that this would be premature, the townspeople should vote on the debt exclusion override [at the June 4, 2011 Annual Town Election] to purchase the Walpole Woodworkers property, which includes funding for this study, first; we don't want less than all of the facts to be presented before priorities are recommended. John agreed with Roger that this should wait until after the election. If the override doesn't pass at the June election, we will have the background report for the facilities plan to present to the 2011 Fall Town Meeting. Mary and Ed made reference to a need to educate the townspeople about the workings of retiring debt and how this works within the Town's budgeting process. John suggested that the report that will be discussed at the June 14 MPIC meeting should reference the need to provide a mechanism for the decommissioning of old buildings if new / replacement buildings are constructed.

Downtown revitalization activities / Downtown Municipal Campus trail and park project, Re: activities planned for late spring and summer 2011, and coordination of activities with Northeastern University Engineering Students, including design and permitting plans:

Dick N. commended the efforts of the Northeastern University engineering students in their volunteer work done in the cleanup of Spring Brook on Saturday, April 30, 2011. Ed noted that the \$80,000 capital budget funding request for this project had been approved by the 2011 Spring Town Meeting, acknowledging the efforts of Dick Power and Jim Johnson, Assistant Town Administrator, in the passage of this funding request. Maggie Walker and Dick N. had been in

communication with Greg Sands of the Northeastern University (NU) Engineering Students group, Northeastern University Student Chapter of the American Society of Civil Engineers (NUASCE) about the soil testing and design work for the project. Michael Boynton, Town Administrator, had asked Maggie to be involved in the soil testing at the site that was scheduled to take place on Thursday, May 19, provided that all insurance issues between NUASCE and the Town were resolved by then. A Memorandum of Understanding between the Town and NUASCE had been prepared for this purpose, which was presented to the MPIC. Maggie will work with Jim Johnson over the next few days to work out agreements and insurance issues. Maggie will contact Landis Hershey, Conservation Agent, relative to notice of the soil testing as it will be on the bank of Spring Brook. Bob O'Brien, DPW Director, will make equipment and labor available for the soil testing. Greg Morse, a Professional Engineer and Licensed Soil Evaluator who was a graduate of the NU Engineering Department, will be overseeing the soil testing on behalf of NUASCE. Upon completion of the soil testing, NUASCE will begin design work on the project. Roger suggested that the design plans include the removal of invasive vegetation. Dick N. will work on project coordination with Maggie and Greg Sands. There was discussion about removing the I-beams that have been installed in Spring Brook in front of the culvert that extends to the Neponset River on the other side of Main Street to catch debris in favor of replacement with a trash rack, but Al said that those I-beams were installed by the Army Corps of Engineers to trap debris in the brook before it could enter the culvert and permission to remove them would not likely be granted. Maggie would contact Bob LeBlanc, Highway Superintendent, about removing the debris collecting at the I-beams

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

There were no new funding source deadlines coming up over the next few weeks, however, Stephanie and Don are keeping watch of developments on the MassWorks program, for which a funding round is expected to be due on September 1, as a potential funding source for improvements associated with the Route 1A industrial area economic development project and /or downtown improvements. Stephanie also mentioned that the downtown survey for the ongoing downtown marketing study is under way, the survey is available online on the Town website, or by hard copy, and surveys are due by June 3.

Historical Commission – New appointment of member of the WHC to the MPIC:

Mike Amaral, the Chairman of the WHC had been contacted. He said he would take this up at the WHC's meeting on May 19. The MPIC will remind him that if he manages to schedule an appointment with the Board of Selectmen to confirm this appointment to the MPIC within the next couple of weeks, then the WHC's appointed member will be able to sit in on the MPIC's June 14 meeting.

Housing Partnership – Updates on the Library Reuse Study, the Housing Production Plan, potential affordable housing opportunities on Town-owned land, Inclusionary Zoning, and other ongoing WHP/MPIC-related activities:

The Library Reuse Study had demonstrated that the library building is not financially feasible for conversion to family housing. WHP member Bernie Goba had suggested a plan for 17 townhouse-style dwelling units with parking underneath that could be constructed on the site if the 1960's front addition to the library building was razed and the original portion of the library to the rear remained. Roger suggested that the old library building might be better suited for school offices and School Committee meetings rather than housing. Bruce noted that the WHP was charged with studying the feasibility of the building for housing, and it is up to the Board of Selectmen to make the final determination of the building's use. It was mentioned that there had been some talk about turning the building into a private law library. John, Mary, and Roger suggested that if it turns out that the building is not suitable for anything else, the Town could consider demolishing the building and turning the site into a park.

Open Space & Recreation Plan Update – brief update on recent meetings and upcoming meeting schedule:

No discussion

Need to revisit Implementation Task Tables last updated in June 2009:

No discussion

New Business:

Meeting dates for 2011 MPIC meetings:

The MPIC will meet with the Council on Aging at the Council's meeting on Thursday, May 26, at 1:30 pm in the Council on Aging meeting room, to discuss the Council's needs for new or renovated space for their ongoing facilities needs with them. The MPIC's next regular meeting will be on Tuesday, June 14, at 6:30 pm.

Correspondence:

None

Any Other Business Before the Committee:

None

Adjournment:

At 8:00 pm, John made the motion to adjourn, which was seconded by Dick N. All voted in favor.

Respectfully Submitted,