

Master Plan Implementation Committee

Minutes of June 8, 2010 Meeting

Meeting called to order by Chairman/Planning Board member, Ed Forsberg, at 6:30 pm. The meeting was moved from the Planning Board Office, Room 212, Town Hall, to the rear of the Main Meeting Room, Town Hall, due to the need for additional meeting space.

Members Present:

Ed Forsberg, Roger Turner, Mike Berry, Dick Power, Dick Nottebart, Al Goetz, Michael Gallahue

Staff Present:

Josh Cole, Don Johnson, Stephanie Mercandetti, Maura Therrien

Visitors Present:

Bob Conrad and Bob Auditorie of Walpole Youth Football & Cheerleading

Approval of Minutes:

Dick N. moved to approve the minutes of 4/13/2010, Mike B. seconded, voted 6-0-1.

Dick P. moved to approve the minutes of 5/3/2010, Mike B. seconded, voted 6-0-1.

Ed F. moved to approve the minutes of 5/11/2010, Mike B. seconded, voted 5-0-2

Ongoing Business, and Implementation Activities:

- **Downtown revitalization activities / Downtown Municipal Campus concept / plans for municipal buildings, with Walpole Youth Football & Cheerleading representative:**

Jim Johnson has talked with Bob Conrad and Bob Auditorie. Walpole Youth Football is beautifying the Stone Field using Waverly Landscaping. The company has rehabilitated several fields in Norwood. Efforts were made to relocate the annual carnival to the parking lot but that did not work. The first phase of Stone Field's work was to level top soil, slice seed, over seed, fertilize, aerate, seed again, and take down the fence because to replace the fence was too expensive. To place an irrigation system costing \$8,000 to \$11,000 is next. Another estimate is \$11,000 to \$13,000. For now the football organizers are watering the field with hoses three to four days a week. Later plans include a post and rail fence, to take down the metal sheds and replace them with permanent buildings, and add benches along Spring Brook. Our two cannons will be placed near the brook. A bridge across the brook will allow access to a play area. Drew Hand might do the sign for Spring Brook. The Walpole Youth Football League will work with the town for some financial aid in upkeep. Josh Cole of our Recreation Department states the all practices of football and softball are carefully planned and rotated to prevent overuse of the new turf. The high school uses its own field. Football uses lights but those are not bright enough for softball. Softball infields will be clay or dirt as necessary. Volleyball courts displaced by the new Library will be moved across the street by the water.

Regarding the riverfront area and landscaping, including benches, Roger Turner thinks permanent benches in memory of loved ones or by businesses are appropriate. Perhaps cast iron and (synthetic materials?) will hold up to time, weather and use. Committee members will look at benches in other parks such as Bird Park, Trustees of the Reservations park on Moose Hill Road in Sharon, and town parks in Norwood. The bridge across Spring Brook needs to be arched for flood water. The brook needs some cleaning (DPW), and walking paths can be added on both sides of the water. Al stated that no asphalt will be used but pavers are fine. Roger will ask Waverly and the Engineering Department to meet with us at the next scheduled meeting. Don will contact the Bay Circuit Trail Alliance and the Trails Committee over the potential relocation of the Bay Circuit Trail. A goose repellent derived from grape extract is available to help rid the field of geese. It makes the grass taste bitter and irritates the geese's eyes.

Stephanie handed out related grant information and timelines. A Trails and Open Space Development handout states \$2,500 is available from the N. E. Grassroots Grant. The Commonwealth's Recreational Trails Grant program allows an 80% reimbursement, provided that a 20% match is given by the Town, which can either be cash or in-kind services or administration (which cannot be for expenses incurred prior to obtaining the grant award. Stephanie noted that as applications are due in October, there is a short time window for a Fall Town Meeting warrant article, which would be written such that the program would not go forward unless we are reimbursed by the receipt of the grant. Costs incurred before the grant is received are not reimbursed. Bob O'Brien (DPW Director) and the Engineering Department would be involved. There is a Tree Planting and Reforestry Grant Program available as well.

- **Status of potential funding sources of various economic development and planning activities:**
 - **CDBG Economic Development Planning Grant Application:** The grant has been approved. . It is an Economic Development Grant in the amount of \$50,000. The award letter from the Commonwealth is pending. The grant is to create an economic development plan for the Route 1A Industrial Park (Industrial Road and Production Road) and the junkyards on Route 1A.
 - **DLTA Program Application:** No word had been received from Metropolitan Area Planning Commission one way or another about our pending application. The grant if received would provide staff and other assistance from MAPC to create an Economic Development Overlay District, which would also provide traffic and pedestrian flow enhancements, in the area of Route 1 along High Plain Street and the Walmart driveway and property.
 - **Trails / Open Space grants:** see above

- **Housing Production Plan & Housing Partnership – brief update:**
The Town has been informed that we are being considered for the funding under the grant application that the WHP had submitted to MHP to study the feasibility of using the present Library building for affordable housing upon its vacancy when the Library's move to its new building is complete. The WHP will be meeting with representatives of the MHP on Tuesday, June 22, 2010, at 6:30 pm at the Library to further discuss this matter and for MHP to gain input for them to make an assessment on whether to fund the project.
- **Zoning Bylaw Rewrite Phase 2 – Brief update:**
No action.
- **Historical Commission – Future Master Plan activities:**
No action. There was mention of The New England Home for Little Wanderers' plan to expand their facility on Lincoln Road and a colonial style home of historical value on the property due to its being over 100 years old and the notation that their proposal to remove the building would require a hearing before the Historical Commission under the town's Demolition Delay Bylaw.
- **Open Space & Recreation Plan Update – brief update:**
Don noted that there would be a meeting of the Open Space and Recreation Plan Committee the following evening, June 9, at 6:30 pm. He will be in attendance, as will Al and Roger.

Summer 2010 Meeting Schedule:

- A meeting was tentatively set for either July 13 or 20, 2010, primarily to meet with the Engineering Department to discuss their assistance and role in the coordination of the Downtown Campus project and to further coordinate with the various entities and funding programs that will be involved in the implementation of the project. No meeting was set for August at that time.

Any Other Business Before the Committee:

- It was suggested that the School Committee has expressed interest in having a representative on the MPIC. The MPIC will send a letter to the Board of Selectmen, copied to the School Committee, making a formal request that they take action to appoint a representative of the School Committee to the MPIC.
- Dick Power has been reappointed by the Board of Selectmen for another three year term on the MPIC, to April 2013.

**Master Plan Implementation Committee
Minutes of 6-8-10**

- As a result of the June 5, 2010 town election and the Board of Selectmen's reorganization, Mike Berry will now be the MPIC's representative from the Board of Selectmen, replacing Nancy Mackenzie, and, since Mike will be resigning from the Walpole Housing Partnership (WHP), another member of the WHP will need to be appointed to the MPIC.
- Don noted that the new Open Meeting Law takes effect on July 1, 2010. The MPIC had received a copy of a letter from the Board of Selectmen in which the Board expressed its concerns over the new law to our State Legislators. Online information is available for the new Open Meeting Law through the Attorney General's Office website.

Adjournment:

- Dick P. motioned, seconded by Dick N., to adjourn the meeting. Voted 7-0-0. The meeting was adjourned at 8:20 pm.

Respectfully Submitted,