

# Master Plan Implementation Committee

## Minutes of September 21, 2010

Meeting called to order by Ed Forsberg, Chairman, at 6:30 pm in Room 116, Town Hall

**Members Present:** Ed Forsberg, John Desmond, Michael Gallahue, Al Goetz, Roger Turner, Mike Berry, Dick Power, Dick Nottebart

**Staff Present:** Don Johnson, Stephanie Mercandetti, Maura Therrien

**Visitors Present:** Gary Riggott, Trails Committee; Sue Ferioli and Denise Maleiko, Trustees of 894 East Street Condominiums

**Approval of Minutes:** Moved by Al., seconded by Michael G., to approve the minutes of 8/17/10 with corrections (to be made by Ed). All in favor (8-0-0)

### **Ongoing Business, and Implementation Activities:**

- Downtown revitalization plans / Downtown Municipal Campus concept plans:
  - Discussion ensued on this project, which potentially includes a relocation of a downtown portion of the Bay Circuit Trail, and preparations needed to line up an application for a Recreational Trails Grant application, as a means of project implementation, in time for its November 1 submission deadline. This would include a survey and cost estimates, and an overall project budget. The MPIC had received a proposal for \$2,700 to fund the survey. Downtown revitalization activities concerning the planned park with bridge and play area across Spring Brook were discussed. Mike B. will present a request for funds (perhaps \$500.00) tonight to the Board of Selectmen or to the Finance Committee, on a warrant later. It was noted that at a previous MPIC meeting Al French of the Bay Circuit Trail Alliance had stated that a small beginning will prove our serious intent to develop the trail in the downtown area; then we would potentially be better able to tap into funding through the Bay Circuit Trail Alliance's resources. Ed and Roger noted a need to make a minor change to the trail on the East Street side of the proposed bridge from that shown on the preliminary sketch that had been drawn. Don and Stephanie had attended a workshop on the submission of an application under the Recreational Trails Grant program. The grant application will be reviewed by several state and federal agencies, flowing through agency to agency for about ten months; consequently the notice of an award would not be given until approximately July 2011. The grant can be up to 80% of the project cost, and the Town must provide a 20% match of the total project cost, which can be donated materials, and volunteer labor as an in-kind match. Trail funding is not available for sidewalks; consequently the path should be trail-looking, not sidewalk-looking. Some preliminary cost estimates discussed included: an aluminum bridge 6' wide by 60' long for approximately \$20,000.00 to \$25,000.00; a pathway 5' wide by 500' long @ approximately \$28.00 a foot = approximately \$14,660.00 installed; and, piers and footings with structures to hold it all together, benches, electrical lighting, and river plantings; the entire project may total \$100,000.00. Mike B. suggested we work up a total estimate and present it to the Board of Selectmen.

- Visitors Sue Ferioli and Denise Maleiko from 894 East Street Condominiums (which is adjacent to the proposed downtown park and trail relocation area) expressed concerns about traffic, parking, their dumpster use, and flooding, in relation to the proposed downtown activities. They saw flooding in formerly dry areas after some trees and brush were removed. Six families live in the building. They are hoping the town projects will conserve the integrity of the land around them. Ed stated that the planning we do will enhance their property. Dick P. proposed plantings to screen the condo from the park. Al said that the flood we saw was because of a bad storm. Dick P. thinks that clearing debris and brush from the culvert will allow water flow to be controlled better. Dick N. plans that we inform neighbors of the draft plan and layout.
- Mike Berry, the MPIC's Board of Selectmen member, requested that the MPIC hold sessions on the town's future building needs as part of these downtown activities as well. He mentioned the need for discussions on the long term plans for the Senior Center, and the Public Safety buildings. Ed talked about uses for the old library building, and the possibility of closing down one middle school, leaving another building empty. John will discuss the school building with the school committee. It was noted that the MPIC is an advisory committee, but if we all talk and plan, use the Master Plan to advise, and coordinate, then we will have an impact through consensus.

Mike B. left the meeting at this point (7:20 pm) and John left the meeting shortly thereafter (7:25 pm).

- Status of potential funding sources of various economic development and planning activities:
  - Trails / Open Space Grants: In addition to the Recreational Trails Grant program application that has been discussed, Stephanie noted that the Massachusetts Department of Conservation and Recreation (DCR) is now accepting applications for the Recreational Trails Program - Statewide Trails Education Grants with a deadline of February 1, 2011. This program is for educational projects that benefit all trail user groups, both non-motorized and motorized trail users, in reimbursement amounts totaling \$8,000 - \$10,000 with approximately 18 months to complete a project after the award contract is signed. The project must provide trail user education to satisfying the diverse use requirements of the Recreational Trails Program that are beneficial to the statewide trails community, rather than be specific to a particular property or region.
  - Next Round of Planning Assistance and Green Communities Designation: Stephanie announced that Walpole has been awarded the Green Communities Planning Assistance Grant for 100 consultant hours.
  - Massachusetts Historical Commission (MHC) Survey and Planning Grant Program: Michael G. will look further into the Massachusetts Historical Commission's 2011 Survey and Planning Grant program to see if there is a possibility of following up on the historical inventory work done in 2007 and 2008 under the 2007 program grant that we received. Grants for 2011 are a 50/50 match with the town or donations providing the match and total project budgets are in the range of \$10,000.00 to \$15,000.00 each including the match. There was discussion on whether to pursue additional inventories of

those properties that were not covered in the 2007 grant project or to pursue National Register of Historic Places designation for several properties suggested in the 2007 grant project report. Roger stated that the 2007 grant project budget was originally to cover about 87 properties, but by focusing on regions of town rather than on individual scattered properties the project consultant, Kathy Broomer, was able to cover approximately 160 properties with the project budget. There were areas of town with significant historical properties, such as Lincoln Road, for example, that were not able to be inventoried in that project. The Old Town Hall and the Deacon Lewis House are the only properties in Walpole that are on the National Register of Historical Places. Potential sites for future designation are the Train Station, Main Street Burial Ground, and Blackburn Hall. Kathy Broomer was noted as a contact to help estimate cost and to help process proposals. The pre-application is due 11/15, the invitations to submit a full application will be issued around 12/8, and the full application is due 2/7/11. It was noted that at the Town Meeting on 10/18 any board or committee may present a report under Article 1, and it was suggested that Michael G. could present a report on behalf of the Historical Commission about the availability of this grant and to seek support of the Town Meeting to a project under this upcoming grant funding round.

- Open Space & Recreation Plan Update – brief update (DJ, AG, RT):
  - The Open Space and Recreation Plan Committee had been working on the Goals and Objectives section of the Plan. A key part of the recent discussions had been stormwater management and groundwater recharge efforts in conjunction with the acquisition of and uses of open space lands and the need to coordinate these efforts amongst the various involved boards and commissions.
- Walpole Housing Partnership (WHP):
  - The Massachusetts Housing Partnership (MHP) had officially awarded the grant for the feasibility study of the use of the present Library, upon the move to the new Library building, for affordable family housing. MHP is in the process of bringing on an architectural consultant to conduct an architectural feasibility study of the present Library for this use. The Board of Selectmen had made initial contact with the neighbors relative to this project.
- Appointments of Walpole Housing Partnership and Finance Committee members to the MPIC:
  - Bruce Norwell of the WHP has notified Don that he may be interested in being the WHP's member to serve on the MPIC. Don will contact Mr. Norwell and invite him to the next MPIC meeting.

**Meeting Schedule for the remainder of 2010:**

- The MPIC will meet on October 12 and November 9. No meeting was scheduled for December at this time.

**Correspondence:**

- Don noted letters from the Board of Selectmen verifying their votes to support the submission of the Recreational Trails Grant Program application, and to relocate the cannon from the new library site to the location near the entrance to the Town Hall driveway as requested by the MPIC.
- Don noted correspondence from the Water and Sewer Department relative to the renewal of the Town's Water Management Act DEP water withdrawal permit, with DEP proposing a reduction in the amount of water that the Town would be allowed to withdraw, and a comment letter that the Planning Board had sent to DEP noting that this reduction in water withdrawal would hamper the Town's ability to achieve the economic development goals put forth in the Master Plan.

**Any other Business Before the Committee:**

- Further discussion on the Bay Circuit Trail:
  - There was discussion on the MPIC sending a letter to the Board of Selectmen asking for \$700.00 seed money to kick start the survey for the Downtown Trail and Park project. This could open the door to further grants and donations through the Bay Circuit Trail Alliance. Al moved to send the letter, which Don would draft as two short paragraphs, and Roger seconded. All in favor (6-0-0).
  - Al moved, seconded by Michael G., for the MPIC to send a letter to the Planning Board requesting that Planning Board ask the owner of Walpole Park South to work with the Bay Circuit Trail Alliance, in conjunction with the owner's current site plan for Walpole Park South VIII that is before the Planning Board, to relocate a portion of the Bay Circuit Trail that follows a hazardous route along Route 1 adjacent to the Park. Further discussion followed. At a previous MPIC meeting, representatives of the Alliance had voiced their concerns with the section of the trail from the high tension wires at Route 1 that follows along Route 1 to the crossing point of Route 1 at Pine Street. This section of trail follows along the Walpole Park South VIII lot's frontage of Route 1. Al stated that the path might go along the edge of the retention basin adjacent to the lot line of the Walpole Park South VIII lot and out the driveway of Walpole Park South. He thinks we should try to get the trail off the high tension wires. Ed will recommend that the Health Department also send a letter to Walpole Park South's owner. All voted in favor of the motion (6-0-0). This letter will be presented to the Planning Board at the Board's September 23 meeting.
- Ed moved, Roger seconded, to nominate Dick Power as Vice Chairman of the MPIC. All in favor (6-0-0). Dick P. will sign the above voted letter on behalf of the MPIC by the afternoon of September 23.

**Adjournment:** At 8:40 pm, Ed moved to adjourn, Roger seconded. All in favor (6-0-0).

Respectfully submitted,