

Master Plan Implementation Committee

Minutes of October 12, 2010

Meeting called to order by Ed Forsberg, Chairman, at 6:40 pm in Room 116, Town Hall

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

Staff Present: Don Johnson, Stephanie Mercandetti, Maura Therrien

Visitors Present: Gary Riggott, Trails Committee; Denise Maleiko, Trustee of 894 East Street Condominiums; Charlie Quigley, Assistant Town Engineer; Bob O'Brien, DPW Director; Mike Friscia, School Business Manager; Bruce Norwell, Walpole Housing Partnership

Ongoing Business, and Implementation Activities:

- Downtown revitalization activities / Downtown Municipal Campus trail and park plans:
 - There was general discussion on the following:
 - Preparation of the Recreational Trails Grant application: the grant application is due by 11/1. It must include an estimate of prices in the form of a full and complete project budget including both materials and labor costs; and a detailed project description, with pictures, specs, equipment, plans, and diagrams, of the trail/bridge plans for the Spring Brook area. Estimates used in the application should be from qualified entities on their letterhead. The overall project budget must include at least a 20% match, which can include in-kind services in the form of materials and labor costs, some from the town, some donated by other private or public entities.
 - The cost of the survey for the Recreational Trails Grant application had been quoted at \$2,700.00. The MPIC had not heard from the Bay Circuit Trail Alliance (BCTA) regarding any availability of funds for a survey, and the MPIC will not be seeking a portion of these funds from the Board of Selectmen without having heard from the BCTA. As a result the MPIC will submit the grant application based on the Conceptual plan that Roger has developed, with a modification to the entry of the trail to be directly from the sidewalk on East Street rather than from the parking area. The Norfolk County Engineer's office's services may become available to perform the project survey before any grant award would be received by July 2011. Further, Dick Power had suggested that he might be able to work with the Engineering Department at Northeastern University to have some of the survey and engineering done as a student project in the spring of 2011; this could include some of the work on the Notice of Intent that must be filed with the Conservation Commission to permit the construction of the bridge over Spring Brook.
 - Ed suggested the trail surface could be compacted stone dust on crushed bank, which would be environmentally friendly, and easy to repair or adjust, and magnesium chloride could be used to help bind the surface. Bob suggested the Town could dig out the approximately 500' x 6' trail area and install the trail surface, for which the material would cost approximately \$3,000.

- Bob suggested that the Town can clean out the brook area and perform maintenance of the brook and area. John Lee of the Norfolk Aggie has suggested that he and his students will help clear the brook and bank of invasive vegetation, grow new noninvasive native vegetation, and donate hours of volunteer time and materials for this purpose.
- A cost estimate for an aluminum 6' x 60' bridge had been received at \$20,000 to \$25,000. Bob noted that a precast bridge avoids liability for the town. The bridge (and trail) would be ADA compliant. Dick N. will contact Gator Bridges for a cost estimate and other recommendations for construction including deck and railing materials. Charlie suggested concrete piers tied to the bridge base would cost in the range of \$6,000 to \$8,000. Based on a cost estimate that Don had obtained the cost of decking and rails would be about \$4,000 using Trex. Al suggested digging out a foot back into the bank so the bridge and footings don't interfere with the environment and waterway.
- Don said the grant, if funded, would more likely be approved to fund the walkway itself. Ancillary amenities such as lights, benches, fencing, and landscaping could be more likely funded later from other sources.

Ed moved that the walkway will be a bottom layer of crushed bank, middle layer of filter fabric, top layer of stone dust, Roger seconded, all voted in favor (6-0-0). Roger moved we vote on the following bridge package: composite decking and rails, trusses, ADA compliant, aluminum prefab bridge, footings as discussed, Al seconded, all voted in favor (6-0-0). A subcommittee was formed consisting of Al, Stephanie, Gary, Dick N, John, Don, Bob, and Charlie to finalize prices and schedules for the grant application. They will meet as necessary.

- Long-term Town building needs and future uses of Town buildings, including Police, Fire, Library, and School buildings:
 - There was general discussion on the following:
 - The MPIC can bring representatives of various Town agencies together for discussion.
 - The MPIC has been charged by the Board of Selectmen to discuss this matter, coordinate and find space. After choices are determined the work would be with the Permanent Building Committee to oversee specific approved projects as manager.
 - The Library took up a lot of the "Town Compound", but the "Center Campus" as originally conceived wouldn't work because of soil conditions.
 - There is a question about the present library's deed and whether it must remain as a library.
 - The downtown pool needs work. It might be better to move it elsewhere.
 - The MPIC can make a suggestion for the Spring 2011 Town Meeting for funding to plan the feasibility of various options, possibly with a consultant. Schools are likely to be done separately.
 - A Town Meeting warrant article could put everything on one vote to cover all interests (Police, Fire, Senior Center).

- Historical Commission: Future Master Plan activities, including potential use of the FY 2011 MHC Survey and Planning Grant Program:
 - Michael G. had spoken to Kathy Broomer, the consultant who had prepared the 2008 Historical Property Survey and Inventory, about whether the grant program was able to cover the preparation of applications about placing Old Union Station, the Old Burial Ground, and the Timothy Mann House on the National Register of Historical Places. He had also spoken to the Massachusetts Historical Commission (MHC). Betsy Freiberg of MHC and Kathy Broomer both liked Blackburn Hall. Kathy had done an architectural study and a narrative history in 2008, and the Walpole Historical Commission has pictures of the inventoried properties available on the Town website. Areas that were not covered in the 2008 study and may be included as future study areas are Lincoln Road, Elm Street, Union Street, and High Street. Betsy and Kathy have studied the private Bird Cemetery in East Walpole. Each site or area will cost in the range of \$4,000 to \$5,000. The grant funds are from MHC, with a 50% match for a total project cost in the range of \$10,000 - \$15,000. November 15 is the deadline for a pre-application, and a full application is due in February for applicants whose pre-application is approved for the full application. Don, Michael G, and Stephanie met and discussed seeking a grant in the amount of \$10,000 - \$15,000 for either making out National Historical Register nominations for Blackburn Hall, Old Burial Ground, and Union Station (MBTA owned and commuter line may be extended), or to further the 2008 survey on neighborhood historical and architectural areas. Enhancing this list of historical sites puts more value on homes and buildings, and allows new owners to know the history of their property. The Massachusetts Historical Commission wants towns to have such inventories done of historically significant properties. Al moved to request the amount of \$5,000 to \$7,500 from the Board of Selectmen as a Town Meeting article to provide a 50% match for this grant. (There may be private funds available.) Roger seconded the motion. All in favor (6-0-0). Michael G. plans to contact Jon Rockwood about speaking at the October 18, 2010 Town Meeting to let the Town Meeting know that the Historical Commission may be seeking matching funding as noted above at the Spring 2011 Town Meeting. Michael G. will bring this matter to the meeting of the Walpole Historical Commission at their next meeting, on October 21, and will then discuss the content of the pre-application, as determined at that meeting, at the next MPIC meeting.

- Walpole Housing Partnership (WHP) – Update on Library Reuse Study:
 - The WHP will meet on Tuesday, October 19, for the kick-off meeting to perform the feasibility study on reuse of the present Library for affordable family housing, with representatives of Rojas Design, the architectural firm selected by the Massachusetts Housing Partnership (MHP) to perform the study.

- Appointment of Walpole Housing Partnership member Bruce Norwell to the MPIC:
 - The MPIC will send a letter to the Board of Selectmen requesting that the Board vote to appoint Bruce Norwell to the MPIC at their next available meeting.

**Master Plan Implementation Committee
Minutes of 10-12-10**

- Open Space & Recreation Plan Update – brief update:
 - There was no discussion. The next meeting of the Open Space and Recreation Plan Committee had been scheduled for 10-13-10 at 6:00 pm.
- Appointment of Finance Committee member to the MPIC:
 - Don will contact the Finance Committee chairman, Larry Pitman, to ask him to appoint one of his Committee members to the MPIC, and then to have the Board of Selectmen confirm this appointment to the MPIC at the Board's next available meeting.

Meeting Schedule for the remainder of 2010:

- A special meeting was scheduled for 10-26-2010, at 6:30 pm, in Room 116 owing primarily to upcoming project deadlines and the need to complete the Recreational Trails Grant application for submission to DCR by 11-1-10.

Correspondence:

- None

Any Other Business Before the Committee:

- Stephanie announced that the Economic Development Commission (EDC) is conducting its 2010 Annual Walpole Business Forum at the Walpole Country Club, on November 18, 2010, at 7:30 am – 9:00 am.
- Noting that Patrick Shield has resigned from the MPIC, and, as Patrick was the Board of Selectmen's Representative at Large on the MPIC, the MPIC will send a letter to the Board of Selectmen requesting the Board appoint a new Representative at Large to replace him at their next available meeting.

Adjournment:

- At 9:00 pm, Roger motioned, Dick seconded, to adjourn the meeting. All in favor (6-0-0).

Respectfully Submitted,