

The Board of Selectmen held a meeting on Tuesday, October 14, 2014 beginning at 6:10pm in the Main Meeting Room of the Town Hall. The following members were present.

Mark Gallivan, Chairman
Christopher Timson, V. Chairman
Nancy Mackenzie, Clerk
Clifton Snuffer
James Stanton

Also present:
James Johnson, Interim Town Administrator
Cindy Berube, Executive Assistant

Mr. Gallivan called the meeting to order. Followed by the Cadet Girl Scout Troop 74676 Color Guard with the Pledge of Allegiance.

SPONSORED AGENDA ITEMS

Municipal Facilities Plan Presentation

Mr. Timson explained the Board is trying to bring a plan to deal with municipal facility issues. These are not issues that are going away. Tried to bring forward a study using the MPIC, they recommend a professional group and come up with a plan with the needs for the Town. The Board feels this is a comprehensive and cost effective plan. Four buildings in the plan that being a police station, Fire station, Senior center and DPW maintenance facility. In order to be fiscally responsible, had some additional criteria , did not want to buy land, use land we own . Proposing two facilities on the same parcel on South St. The owner was not paying taxes on for many years, we could not take the property because of the contamination Protecting the town from any issues. We have almost 1/3 of funds. Set up a program, the highest amount over the life of this override that the average taxpayer will pay is \$159 a year. Keep Fire Dept. Downtown. We do not have enough room to site the two facilities together. Combined facilities or alike. By phasing the construction there will be a cost saving. The Fire Dept. is going to be torn down, new station and attach to old town hall. Reuse of the Old Town Hall. Instead of leasing space. build at the DPW a facility that will allow the Fire Dept. temporary. We tried to think about the process, something that has fiscal responsible, most bang for the buck.

Mr. Gallivan gave a brief overview of the Historical time line, and noted the town has not built a building in over 50 years.

Facility plan history.

Key areas, what specific services will improve and benefits will each person in town realize. Talked about the \$40,000 extra the town spent to fit the truck into the garage. Today was the celebration of the start of the

Chief Stillman spoke of the current conditions of the police station. The station was built shortly after the civil war. Security issues. Limits what we are able to do. Went thru pp presentation. Talked about the booking room Five cellblocks and they do not pass. We have made every possible modification and we still do not pass. The new ones are much safer. Storage is an issue.

Courtney Riley- the current COA was the Stone St School Cafeteria. Not built for a recreation. It is just one room making it difficult. It is more than just activity, support for many people in the town. 2,278 people helped by Conchita. Showed a few examples of things that do go on. Try to offer medical. Talked about other towns whom have constructed a center. We will be taking the Veteran's Agent with us as well. Other centers are used for multiple things. It is more than people go as a last resort. Like to open a supportive day care.

Mr. Gallivan noted that space would be available for other uses. We are struggling where people from precinct 5,6,7 vote. This would be a good location.

South Street-Ms. Chapell informed the audience today was a milestone, we have had the contaminated site for over 30 years. Working with the responsible parties, they started the demolition of the mill building. It is coming down, both sides of the street will be cleaned up. Use some municipal sites. Nice trail in the back. Nice clean site and the town own it but no responsibility for cleaning it up. Vision is to have municipal purposes.

Chief Bailey- talked about the bldg. not adequate for a full time fire department. It was constructed to for a call dept. and police station. Current facility does not have adequate space. The building does not support modern technology. It impedes day to day operations. Showed the rooms where the employees live.

Mr. Gallivan spoke to the Board being asked about combined stations. We have chosen not to. We want the Fire dept. centrally located. The police officers are out and about. Those two buildings do not need to be touching.

DPW facility- it will be used initially as a fire station. Bob O'Brien, Talked to other towns to learn what works. We can accommodate five vehicles. Environmental upgrade. All bldgs. Have to be environmentally friendly, strict code. Will be saving money for heat and lighting. DPW has 140 vehicles. Investment to maintain the vehicles. The proposal includes a lift that works on vegetable oil.

Mr. Gallivan noted that Adams Farm debt will fall off in two years. Funding Reviewed the scenario impacts. This is what you would pay over and above what you are paying now approximately \$160.00 for an average priced home.

We will borrow five million within the levy. The override will be for \$21,158,000. Bond counsel asked this slide to look this way.

Ken Fetting, so you are not going to build any other facilities first, like schools? Mr. Gallivan stated No.

Green and sustainable buildings-David Wildnauer, my experience with the library, member of the PBC. He is a strong advocate on this. Go forward we should use that as some reference point going forward how these buildings should be built. Talked about LEED certification, the single largest expense was doing the paperwork. It is a very useful framework to use. You may or may not choice to do this.

Mr. Gallivan noted that one concern is you could not have LEED certification w/o payback items. You can get LEED certification in many ways. We did include solar panels and geothermal system. Mr. Timson noted what I have seen these types of features, if you construct new, they end up being cost effective in a new bldg. It is prudent to do it. It may make sense to do them in the long run. It can benefit the taxpayer over the life of the bldg. On average 2% cost. There can be 20% payback when you are talking energy saving features.

Mr. Snuffer looked at the information with respect to what we did today, celebrated the start of the demolition that has been in the town. The highest number of points is in sustainable sites. The cleaning up of a superfund site, two on the site, it is incumbent upon us to go with an intelligent approach in the future. Suggest to the voters if you are looking for a green program; sustain what is in the 2009 sheet you gave us. Apply a great deal to the site. Not very aggressive, Walpole did not adopt the stretch code.

Mr. Gallivan is in favor of the idea, not sure if we want LEED certification. Trying to get up to speed on this. Mr. Timson suggested that we take an approach is that our goal is to have a LEED certified bldg., but look at the cost. If it is beneficial, we would consider putting in.

Mrs. Mackenzie suggested they endorse to be as green as we can within the proposed budget.

Discussion ensued as to whether the Board needs to vote on this subject matter this evening. Mr. Wildanauer is looking for a commitment. Mr. Timson spoke to the intent to go with a LEED certified building is here, as the financial gatekeepers until we see more details of it, we can make a commitment. Let's hold off tonight. Mrs. Mackenzie wants to let people know we are thinking about this. Being as green as

we can be in the budget. Mr. Gallivan is comfortable with the whole approach, we would have to make a decision later.

MOTION moved by Mr. Timson to set a goal for each bldg. to be constructed to be LEED certified to the extent that we can do within the proposed override budget, seconded by Mrs. Mackenzie, VOTED 5-0-0

7:30pm. Economic Development Commission, Liquor Licenses

Chris Walker , Chairman reported the Commission take a look at liquor licenses. The town has 25 Full Restaurant and 5 Beer and Wine and 5 All Alcoholic package store and 5 beer and wine package store. Various restaurants might come to town if we had some licenses available. The state has the ability to grant additional licenses. On May 25th the Governor proposed to eliminate the cap. That failed. Towns have additional licenses. We have no more available licenses. Towns that have experience showing economic growth. He talked about where to locate some of these. There is a threat; others are going to other towns. No increase in jobs. Talked about urban revitalization. We look at other towns; some have a strong food and beverage draw.

Realistic concerns for additional licenses. Petition the legislature for additional liquor licenses. Common Victualler licenses only.

A discussion as to whether they have a number in mind. It would be good to know that information. The EDC does not have a number but will work on that. Did you look at the number of licenses that might be recommended? They may come up with a number it may be bigger than you anticipate. You create an attraction. Same thing with restaurants, when you consolidate a number of restaurants in a area. It provides additional choices for residents and the ability to generate foot traffic.

Mr. Stanton likes the idea, he questions if we would run into opposition from existing licenses holders. Each license has a value, and would that dilute the value of an existing license. Do not recommend additional package store licenses.

Mr. Snuffer one thing you have to recognize is why the legislation failed. All the legislators looked at the towns. I would be diminishing their investment. I cannot vote on open ended. We have been awarded the additional private licenses. I want to see people who have the passion, come before us and argue that. I am opposed to it.

Mrs. Mackenzie to me that there are some past projects and current, it might have enticed someone to put in a rest on RT1. If we had additional licenses it may have been an opportunity to attract new business.

Mr. Snuffer noted one thing concerns me society, bulk of the revenue, casinos, lottery, that trickles down to a lot of things that relate to liquor. Mr. Gallivan thanked the EDC and we appreciate your feedback. There will be an ongoing discussion on this subject matter. We do value your opinion.

OPEN FORUM

Andrew Graham talked about the concern for the Aquifer with the proposed Cemetery to be constructed on Route One. He has a signed letter from about 150 residents concerned with this issue.

Mr. Gallivan explained the Board has done some research and we do not have jurisdiction on this matter. Mr. Johnson talked about the Cemetery, currently before the Planning Board for Site Plan, 10/16; any expansion of a cemetery has to go to BOH and then Town Meeting. The decision can be appealed to the DEP. Town Meeting will have the final say, to allow a cemetery on the route one. There will be much more input and public information.

Mr. Timson explained based upon Town Counsel's opinion, the Selectmen does not have much say in this matter, in terms of the bodies in town that can say yes or no, it is the BOH and Town Meeting.

Michelle Keating owns the business at 1 Foxhill drive, the concern we have is the primary aquifer for the town that they have purchased. I own a business that houses over thirty people. I have been there for 50 years. I do not think we want to look out to a cemetery. It is really not a vote that I am looking for. How long will this take. If this does proceed forward, Board of Health could be a December hearing, than go to STM May 5th or 6th. Needs to be some approval. How did we allow this purchase to take place?

Mr. Timson in terms of a private sale and private property we have no say in that. If you own land and want to sell your property. It is when you have to get a permit. The relief they will need is from BOH and T. Meeting, process were there will be input.

It was explained the applicant needed conservation approval, which they did. Still before Planning Board for Site plan, than the ZBA for removal of dirt.

Ms. Keating was interested in buying the land. She was told by the owner it has been sold. I do understand they did an engineering plan, seven feet before they hit the aquifer. We will be at every meeting.

Andrew Graham-Thank you for the remarks and we appreciate that you are moving forward. I am representing myself as a father of three, concerned about the drinking water; in addition I am representing a handful of people, that are concerned. Since learning about this there have been several conversations with

neighbors. We have an ADHOC petition in positing of this cemetery on RT1. I can read what it says.

Andy Graham- read a statement into the record. What do we do other than just attending the Planning Board? I did some research. Anything we can do moving forward.

Mr. Timson suggested they could get the list of RTM, off the Town Website, assuming it goes forward; it will go to T. MTG. I wonder if the S&W can assist with anything with the potential threat. The BOH is another agency that will have a say in this. They are dedicated professionals, if there is a concern, something that needs to be vetted out. The BOS is not unreceptive; we do not have a lot of power in this. Mrs. Mackenzie agreed and suggested they get the RTM names and start reaching out to them now, so they know what is going on.

Mr. Hasenjaeger talked about issues in the Zoning Book that should be corrected. Cemeteries should not be allowed in every district.

Joe Moraski did not receive his booklet from FinCom. There are other RTM and neighbors that did not receive books. Mr. Johnson explained the books were shipped to Maine. The company will pick them up, we must distribute seven days prior to Town Meeting.

Steve Goeller-Wine and Spirits, Is there any guarantee if you go to the state ask for more licenses will this open Pandora's Box. The State will not give us something we are not asking for. Mr. Timson explained they are not looking for more PKG store license that does not prevent someone for asking for additional one. From what we are doing, we are not looking to increase Package store licenses.

Mr. Stanton explained he was not on the Board when this was first discussed and understands the theme of it is the existence of Restaurant. Creating more Economic vitality. The idea of the BOS and EDC study is no for the legislator to come back with Common Victualler's. I recognize the asset you have worked for and do not want to see that value diminished.

Article #28

Urban green technologies wish to amend the zoning overlay map to include the property at Baker uses to allow for Solar. They did a Project in Billerica which was one of the largest superfund project. Very successful, Lancaster, airport. This is the former Bird Machine property. Is about 147 acres. This figure illustrates where they would like to put the solar panels. Only 40 acres will be used and minimal disturbance. They have on staff a licensed professional that will oversee the cleanup. If there is disturbance, there would be a report. That would be submitted to DEP and they would have to sign off on that. The installation of poles

would have limited impact on soils. We are asking to be included in the Solar overlay district and then we would have to fall the process.

There will be nothing on the other side on their part. They cannot build anything more there. Cannot build more than a six megawatts on the site. They are leasing the 40 acres. The applicant does not believe Baker Hughes has any use for that site as there is significant wetlands.

MOTION moved by Mr. Timson to recommend Favorable Action on Article #28, with proper plans submitted to Planning Board, seconded by Mrs. Mackenzie, VOTED 5-0-0

Fall Town Meeting Article 29

Steve Marsden representing Bird and Son, seeking rezoning of a parcel located off Norfolk St, Bird Landfill Proper. It is currently being monitored. Bird owns additional parcels adjacent to it. They propose solar panels at this site. The landfill was closed and monitored by GZA. That will be maintained, DEP has a post closure process, and we have to go to DEP, get that, what you can and can't do. Comply with that, present to Con Com and Planning Board, take care of storm water. What will the solar panels do to runoff, rain, do you do drainage calculations? Any water that hits the solar panels, will have no effect on the outflow.

MOTION moved by Mr. Timson to recommend Favorable Action , seconded by Mr. Snuffer, VOTED 5-0-0

10-1 Holiday Display, Chamber of Commerce

Board received an application from the Chamber of Commerce to place a holiday display on the common.

MOTION moved by Mrs. Mackenzie to approve the request of the Chamber to place a manger , figures and animals on the Town Common as stipulated in the policy, seconded by Mr. Snuffer VOTED, 5-0-0

10-2 Wine and Spirits, 10AM Sunday Opening

The State past a regulation that Package stores could open at 10am on Sundays.

MOTION moved by Mrs. Mackenzie to approve the 10am opening on Sunday for Walpole Wine and Spirits, seconded by Mr. Timson, VOTED 5-0-0

10-3 Walpole Fuel, 10AM Sunday Opening

MOTION moved by Mrs. Mackenzie to approve the 10am opening on Sunday for Walpole Fuel, seconded by Mr. Timson VOTED 5-0-0

10-6 Halloween Parade

Recreation Department annual request to hold the Halloween Parade

MOTION moved by Mrs. Mackenzie to approve annual Halloween parade, seconded by Mr. Timson, VOTED 5-0-0

10-7 Gift Acceptance

MOTION moved by Mrs. Mackenzie to accept the gift from John Lightbody with thanks to the Veteran's Gift Account in the amount of \$300, seconded by Mr. Timson VOTED 5-0-0

10-13 Bids, 2015-16 Joint Salt Bid

MOTION moved by Mrs. Mackenzie to award the Bid for Joint Salt bid with Medfield and various other towns, seconded by Mr. Snuffer, VOTED 5-0-0

10-5 Mona Bissany, Committee for Alcohol and Drug Awareness

MOTION moved by Mrs. Mackenzie to appoint Mona Bissany to the Committee for Alcohol and Drug Awareness, seconded by Mr. Timson, VOTED 5-0-0

Articles 24-27

MOTION moved by Mr. Timson to make recommendation at Town Meeting, for Articles 24, 25, 26 and 27 seconded by Mrs. Mackenzie, VOTED 5-0-0

November 4, 2014 Election Warrant

MOTION moved by Mr. Timson to approve the November 4, State Election Warrant, seconded by Mr. Snuffer, VOTED 5-0-0

MOTION moved by Mr. Timson to sign the November 4, 2014 State Election Warrant , seconded by Mr. Snuffer, VOTED 5-0-0

Health Insurance

Mr. Johnson talked about changing the contribution for new nonunion employees starting November 1, 2014 to 60/40. Mrs. Mackenzie noted this does not affect anyone who is currently working. It has been reviewed by Kevin Feeley, Counsel. He explained that this would allow someone who retires from the Town but does not take the insurance and wishes to get it later will have to pay the 60/40.

Mr. Timson is pleased to see the 60/40 going forward; it is the right direction for the town.

It does not affect anyone that retirees but have five years to take the insurance at their current rate. After five years they must contribute whatever the current new hires pay.

MOTION moved by Mr. Timson that starting November 1, 2014 all new nonunion employees hired will pay 60/40, seconded by Mr. Snuffer, VOTED 5-0-0

10-15 Contribution Group Insurance Benefits

Mr. Snuffer questioned what this is and who it applies to. It will apply to retirees, I will not vote in favor. One thing this town needs to address. Need to talk to managers about the 20 hours a week employees. School part-time employee that can get full benefits. Where is the rationale of managers that say this is a good thing? I cannot deal with it. Try to get appointments with the Personnel Board that this be a topic of discussion. The Board will not vote on that section. They will deal only with the change to Section 6D. Mr. Snuffer does not have a problem with 6D. He only has a problem from a fiscal sense that we have 20 hour employees and they get the same benefits as full time.

MOTION moved by Mr. Timson to approve the changes to the contribution group insurance rules and regulations set forth in Section 6D, seconded by Mrs. Mackenzie, VOTED 5-0-0

Town Administrator's Update

Fin Com Book-Working with Ilana for a solution. It is on the website, reverse 911 call, mistake printing error they shipped the book to Maine. We need bond counsel involved in the question. Seeking their advice. If we do not follow the proper steps someone could make an issue. He posted a meeting for the Board on 6:45pm Thursday to see what you wanted to do.

MBTA Advisory

MOTION moved by Mrs. Mackenzie to appoint James Johnson as the MBTA Advisory Board member, seconded by Mr. Gallivan, VOTED 5-0-0

NEW BUSINESS

Mr. Snuffer asked if we had received a letter regarding North Street Traffic Study. No letter has been received in the office.

OLD BUSINESS

Mr. Timson talked about Senior Affordable housing. By the time my term runs out to identify a parcel to put Senior housing on. I am bringing up tonight.

November 18th, put on discussion on senior affordable housing

MOTION moved by Mr. Timson to authorize the Chairman to sign the Insurance Contribution Rules and Regulations, seconded by Mr. Snuffer VOTED 5-0-0

EXECUTIVE SESSION

Chairman's Declaration

Executive Session, under MGL, Chapter 30A, Sec21 (a)(2) that the purpose of the executive session will be to

- To discuss contract negotiations with DPW and Police union
- That a discussion of the foregoing issues in open session could compromise the purpose for the executive session; and
- That the Board of Selectmen shall return to open session at the conclusion of the executive session

MOTION moved by Mrs. Mackenzie to enter Executive Session for the purposes and reasons stated by the Chairman and the board will return to open session at the conclusion of the executive session, seconded by Mr. Timson, ROLL CALL VOTE; Mr. Snuffer-Aye, Mr. Timson-Aye, Mrs. Mackenzie-Aye, Mr. Stanton-Aye, Mr. Gallivan-Aye

The Board returned to open session at 9:55p.m.

Union Contracts and Side Letters

MOTION moved by Mr. Timson to approve and sign the side letters for paperless payroll and Health Insurance with the Unions, seconded by Mrs. Mackenzie, VOTED 5-0-0

MOTION moved by Mr. Timson to sign the DPW, Clerical and Library Contracts, seconded by Mrs. Mackenzie, VOTED 5-0-0

MOTION moved by Mr. Timson, to adjourn at 10:10pm, seconded by Mrs. Mackenzie, VOTED 5-0-0