

A Regular meeting of the Board of Selectmen was held on Tuesday, September 16, 2014 beginning at 6:30 p.m. in the Main Meeting Room of the Town Hall. Mrs. Mackenzie was absent. The following members were present.

Mark Gallivan, Chairman
Christopher Timson, Vice Chairman
Clifton Snuffer
James Stanton

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

Mr. Gallivan called the meeting to order at 6:30pm followed by the Pledge of Allegiance.

ANNOUNCEMENTS AND PROCLAMATIONS

SPONSORED AGENDGA ITEMS

Municipal Facilites Plan Presentation

Robin Chapell let everyone know the demolition process is starting on the Mill building on South Street. The responsible parties have hired contractors and they are cleaning inside, methodically taking down the building. The EDC would like to hold a celebration October 14 at 9am. Partners from EPA will be there. It is a beginning of a new chapter in Walpole history. Mr. Gallivan informed the audience the board is going off line until 7:15p.m. to have a discussion about the facilities plan.

Mr. Gallivan spoke to the last new building prior to the Library the town built was the Johnson Middle School almost fifty years ago. The town has backed themselves in a corner. Our goal is to present a plan to the public that will solve our problems for the next fifty years. We should have built a police or fire station twenty years ago. The COA does not have enough space to run programs. It is time to build one for them for their needs going forward.

Chief Stillman spoke to the department moving into the Old Town Hall in 1984, it was supposed to be a 10-15 year solution. The building does not fit our needs at all. It is not a police station. They squeezed us in there. It makes it difficult for residents coming in as it is not private. The building has a lot of historic value and a lot of uses, not good for a police station. Come down and I will bring you through.

Susan Lawson questioned if there is a design for the new station and how long would that plan be good for?

The Chief explained they would like to have it designed for 25-30 years with room for expansion. It depends on cost and space. Two Story bldg.. have approx. 20,000s.f. The location of South Street is great, available easy to get in and out of. We rarely go to the west side of 1A.

Mr. Gallivan explained they have not gone through a formal design. The question is do you go for the design first or the override. The buildings will be nothing fancy.

Courtney Riley, COA Director explained the Senior Center space is one large cafeteria, no space once there is a program, one office, we have 5 staff members and there is no space for someone to go. We have cubbies that we put our staff in. The podiatrist in our bathroom. The largest issue is we can only have one program at a time. Not serving the needs of our elders in the town.

Chief Bailey explained they moved into the building in 1983. Until 1974, it was an all call fire department. It was not built to accommodate a full time department. The Fire engines have to be custom built as the bays are not long enough. There are a lot of issues with space. MG out back there is a plastic tent which they are storing equipment outside.

Ms. Lawson questioned, assuming the override passes, where would you go while the station is being rebuilt. Chief Bailey explained there is a temporary garage for us at the DPW and we would stay there until our facility is built. We may be able to use E. Walpole fire station. They knock down the existing facility. The Estimate for construction is between 18-24 months.

Mr. Snuffer spoke to the sophistication of Fire and Police have grown, a lot of thought creating technology centers in these. That brings us up to an emergency operations center. Great deal that come to the citizens. It is a quality of life issue. Think of it as an investment. For 21million you are getting a new Fire & Police station, Senior Center and DPW garage.

Discussion on whether a new fire truck would be needed. The Chief explained they will need a new ladder truck. It would not be purchased prior to the construction of the building. Dan Bruce noted that the Board is saying the override is 21 million but the question on the Warrant reads 29.4 million. It was explained the motion language will be cleaned up to define the difference. Mr. Bruce also has concerns with the Historical aspect of the Police station. It was explained that building will be used for administration and it is important to preserve it. All of that will be resolved.

Linda Colletti, precinct 4- is it necessary that we put the Senior Center on South Street. I have another location, can't we rethink where we put the Center. Mr. Gallivan replied he is a 100% behind the South St site. The EPA is comfortable with the plan and parking and believe it to be safe.

Bob O'Brien spoke of the temporary fire station will house the DPW vehicle. Reviewed what the garage would handle. The price 3.6 and 3.9 million, visited Medfield and Norwood to get prices and that is the range for this facility.

Bernie Goba spoke to the EDIC being involved for the superfund. Clean up the site, get rid of the Mill Bldg. Health to Water supply system and improved quality of life.

Mr. Gallivan welcomed the TV Audience Back at 7:15p.m.

9-14 PUBLIC HEARING, Street Acceptances

Ms. Walker, Town Engineer informed the Board there are ten different streets that are up for street acceptance

A **PUBLIC HEARING** is required for the Street Layout Acceptance for Anderson Way, Atlantic Court, Dew Drop Way, Hartshorn Rd, Hound Pack Circle, Lexington Dr., Mansion Dr. , Mill Brook Ave, Norton Ave and York Circle. The residents of these streets have been notified of the hearing as required by regular mail. The Planning Board held the Bond release hearings and upon recommendation of the Town Engineer voted to release the performance bonds as all roadwork has been completed.

MOTION moved by Mr. Snuffer to open the public hearing for the Street Acceptances for Anderson Way, Atlantic Court, Dew Drop Way, Hartshorn Road, Hound Pack Circle, Lexington Drive, Mansion Drive, Mill Brook Ave, Norton Ave and York Circle, seconded by Mr. Gallivan, VOTED 3-0-0 (Mr. Timson had stepped out of room)

Ms. Walker reviewed the location of the streets. A vote to order of layout and sign the documents and plans and have them on file in the T. Clerks office.

A resident of Atlantic Court questioned what exactly the plan for the construction is. Ms. Walker explained the Atlantic Court is what is currently built, the Built portion is part of the original subdivision. The extension is a separate subdivision. The developer is working on his own property. Some of the work they do has to do with the cul de sac. I told them it would be wise for them to wait until the road is accepted. The work that is being done is for the extension. Ms. Walker explained she will make sure there is no damage. When the new subdivision is built it will be a straight road and the cul de sac will disappear and the homeowners will revert to them.

Attorney Macchi explained when toll bros was approved Atlantic court was built there were temporary easements. When the cul de sac is removed that would be the homeowners property. The extension is through Atlantic court. The town did not want it to stop as a straight road. That is why the Planning Board asked for the 2 temporary.

Mr. Gallivan explained we are accepting the road and we will have control of the road. It is good to be accepted and the extension is another issue.

The resident stated the road gets heavily used for construction. What will the town do to ensure the quality of the road and if there is damage. Ms. Walker explained we will keep an eye on them. We can monitor who is damaging the road. The cul de sac will have to be torn up and replaced.

MOTION moved by Mr. Timson to close the Public hearing for Street Acceptances, seconded by Mr. Snuffer VOTED 4-0-0

VOTE STREET LAYOUT FOR STREETS

MOTION moved by Mr. Timson to accept the Street layout of Anderson Way, Atlantic Court , Dew Drop Way, Hartshorn Rd, Hound Park Circle, Lexington Dr. Mansion Drive, Mill Brook Ave, Norton Ave and York Circle including any easements and utilities appurtenant thereto, seconded by Mr. Snuffer, VOTED 4-0-0

MOTION moved by Mr. Timson to sign the Order of Layout documents for said streets, seconded by Mr. Snuffer, VOTED 4-0-0

VOTE ENDORSEMENTS

MOTION moved by Mr. Timson to sign Street Acceptance Plans for said streets, seconded by Mr. Snuffer, VOTED 4-0-0

VOTE FILE DOCUMENTS WITH TOWN CLERK

MOTION moved by Mr. Timson that the Board of Selectmen have the written layout documents and plans for said Streets on file at the Town Clerk's Office, seconded by Mr. Snuffer, VOTED 4-0-0

7:35pm Public Access TV Committee

Eric Kraus, Nancy O'Neil, Jim D'attilio, BJ Burke, Dominick Ianno, Peter O'Farrell. The Committee would like to add one more member. We feel we have accomplished a lot. The presented a PowerPoint presentation.

Purpose of the Committee. If you go back to 1999 when you think of media, you think of TV, Radio. Today you have that and interactive component. Transformed into something a lot bigger. The education part is so underdeveloped. Wonderful tool to teach the kids in town. They are going to establish a new entity, then turn over to a new Board of Directors. Whole gamut of things to bring funding in.

Nancy O'Neil stated it has to be appropriate non profit. We have observed that some towns with best non profit are beginning to fund raise. We would like to survive any changes in the cable funding.

Currently not doing a great job now on youth sports. We should use this to expose great things in this town. We visited Norwood and great public access TV Center. Room for town's people can develop their own program.

Education Channel- there is such content available but no avenue to broadcast it.

Government Channel-our current programming is four meetings. There is an opportunity, to have other boards, and to go bigger and bolder. Mr. Timson would like to have every public meeting recorded and maybe broadcasted.

Location-lot of benefit of putting the P&E together, sharing of resources. Did we want a single shared space or separate. After looking a space, it makes sense to have a shared space. Conservation of resources. People and money are the most important.

James Dattilio discussed the various spaces they looked at. The potential is there to accommodate that everything that needs to be done at the existing Studio at the High School.

Interim operations-keep the minimal level programming. Launching a new entity requires profession assistance. They have come in with a proposal Phase 1 and Phase 2. We are requesting the use of \$10,000 from Cable for the next steps.

It was noted by Mr. Timson they have a vision to put the town where we want to be. He supports what they are trying to do. Mr. Snuffer agrees, everything is right on. He understands you want to hire ESC. Discussed what personnel needs would be. They would need Freelance Camera folks. If we have something in place by January 2015, the interim for 3 months. We do not want to spend a dime if we do not have to. If we had the expertise in-house we would not use ESC. We do not want to set something with holes in it.

MOTION moved by Mr. Timson that we approve spending up to \$10,000 from Verizon/Comcast PEG funding by the Public Access Cable TV Committee to hire a consultant, seconded by Mr. Snuffer, VOTED 4-0-0

9-15 Resignation from A. Farm

MOTION moved by Mr. Timson to accept the resignation from Tracy Firth from Adams Farm Committee with regret, seconded by Mr. Snuffer, VOTED 4-0-0

9-16 Seeking Membership on A. Farm

Elizabeth McAfee is interested in working on the committee, desire to be part of the process, make suggestions for use of the Farm. I am excited of being part of that process. Mr. Gallivan likes to see more uses for the A. Farm.

MOTION moved by Mr. Snuffer to appoint Elizabeth McAfee to the A. Farm Committee as a Associate member, seconded by Mr. Timson, VOTED 4-0-0

9-17 Gift Account, Committee for Alcohol and Drug Awareness

MOTION moved by Mr. Timson to approve and sign the Gift Agreement for the Committee for Alcohol and Drug Awareness , seconded by Mr. Snuffer, VOTED 4-0-0

9-18 Transfer of Ownership, Hess Gas Station

MOTION moved by Mr. Timson to approve the transfer of ownership for Underground storage at 2285 Providence HWY from Hess Corporation to Hess Retail Operations LLC, seconded by Mr. Snuffer, VOTED 4-0-0

9-19 One Day Beer and Wine

MOTION moved by Mr. Timson to approve the one day Beer and Wine for Homecoming on Stone Field on September 27, 2014 from 1:30 to 5:30p.m. subject to the drinking of Beer and Wine be only within the roped off tent area, seconded by Mr. Stanton, VOTED 4-0-0

9-20, 9-22, 9-23 Gift Acceptances

MOTION moved by Mr. Timson moved to accept the Gifts from:

Rockland Federal Credit Union, 2,600 for Historical Commission
DXL Group, \$1000 for Adams Farm Gift Account
Multiple Donors, \$120, COA Donation

Seconded by Mr. Snuffer, VOTED 4-0-0

9-24 Use of A. Farm

MOTION moved by Mr. Timson to approve the use of A. Farm for the Children's Alopecia Project subject to approval by Adams Farm Committee, seconded by Mr. Snuffer, VOTED 4-0-0

9-25 Use of A. Farm

MOTION moved by Mr. Timson to approve the use of A. Farm for Cub Scout Pack 44, subject to approval by Adams Farm Committee, seconded by Mr. Snuffer, VOTED 4-0-0

9-26 Bid Award, Contract No. 2015-06

MOTION moved by Mr. Timson to award contract 2015-06 to Lorusso Corporation, Plainville Ma for bituminous concrete, asphalt cold patch & Berm mix for pickup at Vendor's Plant, seconded by Mr. Snuffer, VOTED 4-0-0

9-27 Superfund, MOU

(NOT READY FOR VOTE) POSTPONED UNTIL SEPTEMBER 30

Town Administrator's Report

FTM Warrant Articles- Noted the Board should discuss and vote Fall Town Meeting articles. Asked that it be placed on the September 30 Agenda.

Mr. Snuffer wants clarity on the Article for the proposition 2 ½ question. Mr. Johnson reported we have been working with Bond Counsel. We will breakdown and at the end will have what we are asking for. Mr. Gallivan would like the debt sheet.

NEW BUSINESS

Mr. Timson is going to the regional meeting in Medfield meeting tomorrow night. If anyone has any suggestions let me know.

OLD BUSINESS

Mr. Timson recalls before Michael left, he started talking to a group on a solar install at the Lincoln Road Landfill. He would like more information.

Mr. Gallivan believes the Town of Dennis covered their landfill on top of the cap. That will be something to look at after town meeting.

Executive Session

Chairman Declaration:

É Under G.L. C.30A, §21A(a)(3) that the purpose of the executive session will be to discuss strategy with respect to all pending litigation regarding a project known as òThe Residences at Moose Hill, Walpoleö for which Barberry Homes, LLC seeks a Comprehensive Permit under Chapter 40Bö because a discussion of the litigation strategy in open session could compromise the purpose of the executive session and with the Board of Selectmen to return to open session at the conclusion of the executive session to Adjourn

MOTION moved by Mr. Timson to enter Exec Session for the reasons stated by the Chairman, seconded by Mr. Snuffer (Roll Call) Mr. Timson-Aye, Mr. Snuffer-Aye, Mr. Gallivan-Aye, Mr. Stanton-Aye

Ilana Quirk, Town Counsel was present. Maryjane Coffee, Craig Hiltz and Tim Foley were present and they moved into Executive session

MOTION moved by Mr. Timson to adjourn, seconded by Mr. Snuffer, VOTED 4-0-0