

The Board of Selectmen met on Tuesday, November 13, 2018 in the Main Meeting Room of the Town Hall at 7:00pm. Mr. O'Neil participated remotely. The following members were present.

Mark Gallivan, Chairman
Nancy Mackenzie, Vice Chairman
David Salvatore
Ann Ragosta

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

Mr. Gallivan opened the meeting followed by the Pledge of Allegiance.

Mr. Gallivan reported that Mr. O'Neil is participating remotely due to his geographical location. It is allowed by our policies.

Appointments

Andrew Flowers, Update on Housing Partnership

We focused on research, listen to the public, departments and help update the Housing Production plan. Research and outreach, many members were involved. Collaboration worked with Denise Landry Walpole Housing Authority. Held a joint meeting with Planning Board in July, Working with Mass Housing partnership. Looked at what works for other towns. They reviewed old reports and assessed strengths and weaknesses of Walpole's affordable housing. Looked at 2014 HPP, 2004 Master Plan, Census and DHCD statistics. Reached out to other town planners.

Updated the website. Updating the HPP it expired on 12/12/18 it is not required but you need it for safe harbor from 40B. We hired Gino Carlucci; he has completed a lot of this plan. That is what we have been up to. I am going to go quickly through the slides. Affordable housing is defined when household's income is at or below 80% of the median of Boston metro area. In Boston \$86,00 is average salary that meets the Affordable housing. Our number is 7.08% we are still back and forth. Whether that number gives us a safe harbor. We may have a two-year safe harbor we are at 7.15%. Walpole and surrounding towns the change that have been made. Why is Walpole behind, the lack of housing stock restrictive zoning, they can restrict development. Affordability, it should include commuter access, goods and services, groceries. From the MH Partnership, under building over decades and restrictive zoning regulations.

Goals and strategies, how do we fix this? Affordable is a good goal to strive for, benefits from Affordable housing, not having 40b that are not within the character, the business development, they are having a labor shortage and they feel it is because of lack of affordable housing.

2013 HPP Goals reviewed the goals, one of the things we found not a lot of action from the last HPP report, and how do we do that. Strategies that our consultant or other town planners have recommended. 1. Pair with the housing trust, a certain fraction have to be affordable. A rewrite that allows for denser development. Pursing friendly 40B, the town-soliciting town owned land. There will be some give and take. Easing restrictions on apartments. 40R Smart growth for denser complexes. These are just options and we would love to hear your feedback.

Mrs. Mackenzie it is outreach to planners. We worked with Westwood to get a guided plan. Community assistant grant. Love to see Westwood and Foxboro what their method was they are over that 10%. Need to make sure we have all of these different models.

Mr. Salvatore if we were to build a senior only housing project would that number of housing counts as affordable housing. Mr. Flowers does not know but he will look into it. Willa they would count if they were affordable. You can do either rental or owner.

Ms. Ragosta does like the idea of multi family housing, what do you mean? Mr. Flowers not single family housing. When you are looking at ZBL changes. Talked about 256,000 houses. What I would like to drive into, would a 4 bedroom home only be considered if the price was this. Mr. Flowers yes, Ms. Ragosta we should be concerned about because a 4 bedroom house can have an impact on the services in town. This puts a strain on the remaining households in town, before we start building 4 bedroom homes. It is not likely single family homes would be affordable.

Mr. Gallivan you don't want to make a plan, you may want to do a workshop with all the different groups. Do some brainstorming. Talked about a place he lived in Virginia. Like to do a workshop and get people involved. You are going to spend time with developers. Mrs. Mackenzie when you look at the towns that have done it well, it is about and you require them to put one home in there that is affordable.

Mr. Gallivan called Jim O'Neil via the conference phone to participate remotely for the Tax Classification hearing.

11-2 Public Hearing for Tax Classification for Residential factor for FY2019

MOTION moved by Mrs. Mackenzie to open the Tax Classification public hearing, seconded by Mr. Gallivan VOTED 5-0-0

Mr. Fisher we make a recommendation for the Residential Factor, we update the packet every year. The valuation, it is determine on January 1, 2019, fair market value, it is certified by the DOR. How we determine the rate, money spent, total assessed valuation, residential factor that is what you decide. How much do you want to shift to Businesses? Residential assessed value is 510,962. The average tax bill will go up. Page 13 shows the different shifts. Know we are at 1.275 if you look at the next page it shows business increase. We recommend that you maintain the shift of 1.275 it is a bit higher than some other communities.

Mr. Gallivan the EDC is asking us to keep the shift remains the same for 2019. Mr. Fisher one thing to keep in mind a dollar shift away from Residential has an increase of about 7 dollars on businesses. The percentage of businesses is so small

Ms. Ragosta what we are really determining tonight is not only the shift but also the tax rate. The \$15.11 that is based on fy19 levy limit. But also includes the debt exclusion. Mr. Fisher yes debt exclusion is outside. Jim I see that our new growth came in 100,000 or more. \$1, 292, 339, change of \$ 318, 039. Ms. Ragosta is this \$71million 840 tied to the FY2019 budget. Ms. Ragosta much like last year that has been accounted for in the budget, why can't we use this money to the tax rate. Mr. Johnson this \$318,039 will go into the overlay account, use to balance budget, any underfunded education mandates. Ms. Ragosta how much is in our overlay account. \$403,000. Mr. Fisher there are two separate things overlay and new growth, we should never overspend in our overlay account, if we do it has be made up as budget cuts this year or

next year. You could have a business come back for abatement. That is done statewide town to town, in Walpole is about 2/3 we are being efficient with it. Over the course of the budget process we update that and it was certified 3 weeks ago. We have had new growth numbers were we were 500,000 this year it is \$318,039. We take new growth and we make that adjustment and put it into overlay and over the year we put it in the budget. Ms. Ragosta my concern that it is not going into the overlay account does not like that it goes into free cash. At some point the Taxpayers deserve to get a reduction in their taxes. Mr. Gallivan some want more spent. Ms. Ragosta are you requesting that the entire \$318,039 go directly into the overlay account. Mr. Johnson to get it out of overlay we have to go to Town Meeting. We cannot do it automatically. Ms. Ragosta I was under the impression that the overlay reserve fund is designed by DOR for abatements statutory abatements. I thought there was a process that the money was not parked in the overlay account. Concerned where the money goes out. Mr. Fisher you are correct what the overlay is, it is just an account that holds it and we release it over the year. I will not say you cannot have too much money in there. We are not increasing it larger. We are still below what the average is and new growth varies year to year.

Ms. Ragosta what was released in FY2018 for abatements and exemptions? Mr. Fisher \$175,000 that was released for surplus. Ms. Ragosta my question you released \$175,000 to overlay surplus. Mr. Fisher we granted abatements, exemptions and work of programs almost \$300,000. So adding this \$318,039 to overlay that would bring your overlay over \$700,000. Mr. Fisher we are comfortable with that money, there is that possibility that we may have to make a large abatement. Mr. Fisher thinks you are asking if we are handling the overlay account properly. We do not know how much new growth we will get. Ms. Ragosta I am not questioning the managing the overlay account.

Mr. Gallivan the Assessors is doing what they normally have done, you are asking this board to use these fund to reduce the tax rate.

Mrs. Mackenzie no one wants to pay taxes. Too many things that go on and you look at the rest of the country. Cape cod had a tornado, saving money is important, we have been increasing little by little I would like us to take better care of our Veterans, Seniors. We need to start realizing that and plan for that. To hear that you want to spend everything we are saving.

Mr. Salvatore so you indicated that percent is 2/3 of the average. Is there a state recommendation as to what that percentage should look like. Mr. Fisher no. Mr. Salvatore so the previous years overlay account \$175,000 was released to free cash and what was left.

Jim O'Neil thinks it is the right process to support these funds in the overlay account. Dennis, Jack and Jim are doing a great job. I do not have any questions.

Mr. Gallivan agrees and thinks they are doing a good job. I am planning to come back and push that up to the state and do help for people that need help with their taxes. See if we can do a little more for those in need.

Mr. Salvatore you said that there are 3 factors. How do you come up with the planned expenditure, Mr. Fisher that is T. MT, Mr. Salvatore T MT determines the budget. Mr. Fisher the amount of money that is to be raised, reimbursements from the state. Mr. Salvatore is the assessor involved making the estimate of the Excise tax, Mr. Fisher no. Mr. Salvatore wanted to

know how do you determine what is needed to raise for property taxes. Page 6 Mr. Salvatore so you look at the levy limit. Real estates will come up with. Mr. Fisher we provide the Town Administrator with the New Growth estimate. The budgets are set. Mr. Salvatore for the past years the property taxes revenue needs to be raised to the levy limit. The revenue estimate is an estimate you do not know cherry sheet reimbursement, the Town Administrator will put together revenue sources.

Mr. Gallivan the budget process is starting now. Our need to provide services to the town is needed. Streets are an issue to me. Potholes. Mr. Salvatore as far as the value of total residential value, how does that get determined. Mr. Gallivan they are reassessed. Mr. Fisher noted that generally every 5 years the state does that. That number of December 1 last year is fixed or did it change? Mr. Fisher the levy is fixed, it is the 2 ½. The process is ongoing right now what the sales will be. We have a good idea of the change in values.

Mr. Fisher expenditures divided by Assessment. Ms. Ragosta my thought are this, the \$400,000 in the overlay account should cover abatements. I think it would be a good will gesture and take this new growth and look to reduce the tax rate. Mr. Gallivan likes the money in the overlay account, does not want to reduce the tax rate.

Mrs. Mackenzie is also against that. Mr. Salvatore is fine that it goes into the overlay account, some will come out as free cash, our real problem is how we deal with this \$175,000 free cash, plus other underestimated revenues. Looking at not spending that money. It is not being allocated for any purpose; I would like to see less and less free cash be spent at the end of the year. Predictions of revenue going forward are more accurate. Be able to look at what the difference is. Great number of people lease cars, you may not have as many new cars. We have excess free cash; we never raise the levy limit less than 2 ½ %.

Mr. O'Neil thinks Jim does a great job, if we underestimated the revenues; we have always taken a conservative approach. I think we need to pay attention to those that do this for a living.

MOTION moved by Mrs. Mackenzie to close the public hearing, Seconded by Mr. Gallivan, VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to adopt a Shift of 1.2750 with a Residential Factor of 0.9586 for Fiscal year 2019, Seconded by Mr. Gallivan

Mr. Salvatore I have not heard from the business community, the residential share is 87% of the total. 13% is non residential. I am OK with the shift I would like to figure out in the future, to decline some of the tax burden to residence

VOTED 4-1-0 (Ms. Ragosta opposed)

MOTION moved by Mrs. Mackenzie to authorize the Town Administrator to submit on behalf of the Board the LA5 on the State Gateway System, seconded by Mr. Gallivan VOTED 5-0-0

JIM O'NEIL SIGNED OFF AT 8:25PM

11-3 Rick Merrikin, seeking membership on Zoning Board of Appeals

Retired Civil Engineer. Looking for something to do. Ms. Ragosta when a property owner comes to you for a variance. How much weight do you take to the abutters. Mr. Merrikin variance are not allowed, there is criteria you have to meet, it has to be in the best interest of the town. He explained the ZBA also deal with Special permit, it is an allowed use and the Board can make conditions. Mrs. Mackenzie is excited about him volunteering; I know you have a great knowledge of our Zoning Bylaws. Mr. Salvatore Your answers were very instructive; it shows that you will hit this running. Mr. Merrikin has been on the other side of the table for over 35 years. Mr. Salvatore does not like the way some people are treated before the boards.

MOTION moved by Mrs. Mackenzie to appoint Rick Merrikin as a Regular member of the Zoning Board of Appeals, seconded by Mr. Gallivan, VOTED 4-0-0

11-4 Eric Kraus, seeking membership on Insurance Advisory Com

MOTION moved by Mrs. Mackenzie to appoint Eric Kraus as a Regular member of the Insurance Advisory Committee, seconded by Mr. Gallivan VOTED 4-0-0

11-5 Drew Delaney, seeking membership on Zoning Board of Appeals

Moved to Walpole 6 years ago, we have 3 small children and a lot devoted to this town. I have a profound interest in town politics. Recently I have been an abutter to a 40B in Sharon. What that can do to a neighborhood. I feel it is my obligation to help my children. I have been in the construction industry. I think I can bring a certain talent. AR when a property owner comes before you with a variance. Drew, in the right application the Board should listen to the neighbors. Every abutter has a voice and if you are going to be affected by it. Mrs. Mackenzie as far as business, do you do work in Walpole? Mr. Delaney at that moment I am no specifically. I work for Mass Electric. We do solar farms. Mr. Salvatore does masses electric own these projects, Mr. Delaney no subcontractor. This is a stepping-stone for me.

MOTION moved by Mrs. Mackenzie to appoint Andrew Delaney as an associate member to the Zoning Board of Appeals, seconded by Mr. Gallivan VOTED 4-0-0

11-6 Umesh Subbarayalu Kumar, seeking membership on Recreation Committee

Moved into town in 2010 we have 3 children. I want to get involved, there was an opportunity. Like a place to play cricket. They are involved in the sports. We live in a young community. I did not know there were many people that approached the town about cricket. Mrs. Mackenzie thinks that he is bringing more sports and for others to see and play. Mr. Salvatore questioned what are the requirements for a cricket field. Trying to make it very minimal to make it easy for the town, two soccer fields in between the 2 soccer fields. It is similar to baseball. It can be part of a soccer field.

MOTION moved by Mrs. Mackenzie to appoint Umesh Kumar as an Associate member of the Recreation Committee, seconded by Mr. Gallivan, VOTED 4-0-0

11-7 Request to sign Amended Complete Streets Policy

Ms. Walker informed the members it is the same policy you saw before with the changes you requested.

MOTION moved by Mrs. Mackenzie to have the Board sign the Amended Complete Streets Policy, seconded by Mr. Gallivan VOTED 4-0-0

11-8 Maggie Walker, sign & VOTE to accept the rights & easements for Atlantic Court and Warren Lane as approved by FATM 2018

MOTION moved by Mrs. Mackenzie to sign the rights and Easements for Atlantic Court and sign the acceptance document and have it notarized. Seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to sign the rights and Easements for Warren Lane and sign the acceptance document and have it notarized. Seconded by Mr. Gallivan, VOTED 4-0-0

OPEN FORUM 8:00pm-NO ONE

New Business

11-9 Conservation Restriction for Wisteria Way II

Mr. Johnson explained what the Conservation Restriction was for, talked about the Conservation Restriction. The Wisteria Ways II homeowners trust signed this. The Conservation Restriction is a requirement by the Special Permit under the Open Space Residential Development. It protects 5.9 acres of the 47 acres of Open Space designated to be left natural, scenic, undeveloped for conservation purposes including passive recreation, including a trail easement previously dedicated to the town for public access.

MOTION moved by Mrs. Mackenzie to sign the Conservation Restriction for Wisteria Way II, seconded by Mr. Gallivan, VOTED 4-0-0

11-10 State Aid for compete streets

This is a standard form from MASSDOT.

MOTION moved by Mrs. Mackenzie to sign the State aid reimbursement for Complete Streets, seconded by Mr. Gallivan, VOTED 4-0-0

11-11 Spring Town Meeting

MOTION moved by Mrs. Mackenzie to open the May 6, 2019 Spring Town Meeting Warrant and close it on January 22, 2019, seconded by Mr. Gallivan, VOTED 4-0-0

The budgets are due back in early December. During that month and half that is when I am balancing budget and I am going to do this the way we have always done it. Mr. Gallivan we

have a process and money that flows from free cash goes into the capital budget. Mr. Gallivan some times we get prison mitigation. Mr. Salvatore so you have a plan on how free money is going to be spent. Mrs. Mackenzie my suggestion we do have a meeting, workshop, the philosophy and maybe invite the School Committee, capital budget. Mr. Salvatore I would like to have a conversation with the TA, what happens is that I would want it productive, like smaller than larger.

11-12 Board meeting schedule for 2019

MOTION moved by Mrs. Mackenzie to approve the Board of Selectmen meeting Schedule for 2019, seconded by Mr. Gallivan, VOTED 4-0-0

11-13 request to operate a Livery within town boundaries

Mrs. Mackenzie wanted to know if the landlord was aware that he was parking his vehicle there. It was noted it is his regular vehicle and it is a suburban.

MOTION moved by Mrs. Mackenzie to approve the request of Sameh Wahba, ST Leonard Limousine Inc. of 21 Sherwood Drive to operate a Livery within town boundaries as we do not have any rules and regs for a livery and notify Massport, seconded by Ms. Ragosta VOTED 3-1-0 (Mrs. Mackenzie Opposed)

11-14 one day all alcoholic license for Knights of Columbus

MOTION moved by Mrs. Mackenzie to approve the request for one day all alcoholic license for Knights of Columbus for November 24, 2018, Seconded by Mr. Gallivan VOTED 4-0-0

Old Business

Possible discussion on the Foxboro PILOT MBTA Train

Town Administrators Update

Foxboro PILOT-Reminder they are coming to meet with use 12/18 to update project

Budget-the budget instructions have been circulated to Dept. heads.

Health Insurance-give me 60 days to come up with an agreement with Collective Bargaining Groups regarding insurance. I have reached out to the Insurance Advisory Committee and asked them to consider meeting so that we can review some of the Town's options. Mr. Gallivan we have deadlines.

Turco Field-We are moving forward with the new turf on the field. Mrs. Mackenzie wants an appropriate snow blower should be top on the list on capital budget next year. Mr. Gallivan thinks we should have a conversation on this.

Important Dates reviewed all the dates

New Pond Village -walk through on 11/15 at 1pm. They have asked to have another walkthrough so that Mike Yanovitch and John Charbonneau can be brought up to speed.

Supa sales -was not on the agenda tonight but it will be on next Tuesday.

Minutes- October 1, 2018; October 9, 2018, Executive Session October 9, 2018;

MOTION moved by Mrs. Mackenzie to approve the minutes of October 1, 2018, seconded by Mr. Gallivan VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of October 9, 2018, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of the Executive Session of October 9, 2018, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved to adjourn at 9:30pm, VOTED 4-0-0