

The Board of Selectmen met on Tuesday, April 10, 2018 beginning at 6:00pm in the Main Meeting Room of the Town Hall. The following members were present.

Eric Kraus, Chairman  
Mark Gallivan, Vice Chairman  
Nancy Mackenzie, Clerk  
David Salvatore  
Ann Ragosta

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

Mr. Kraus called the meeting to order followed by the Pledge of Allegiance.

Spring Town Meeting Articles: (4-1, 4-2, 4-3, 3-10)

Article #5	Article #11	Article# 33	Article #39
Article #6	Article #12	Article #34	Article #40
Article #7	Article #13	Article #35	
Article #8	Article #14	Article #36	
Article #9	Article #23	Article #37	
Article #10	Article #32	Article #38	

Ms. Ragosta stated that she did go through the entire budget and had some questions; the overall budget has increased 3.47 % I do think that we need rein it in. Going forward to reign in the cost. I think this is unsustainable, and our population has only increased 8%. Keep that in mind as we are looking at the budget numbers

Article 5 Mr. Johnson would like the board to wait on this.

Ms. Ragosta Article 6 page 12 on the budget Equipment maintenance. What does that entail. Mr. Johnson explained that some of the elevator contracts that are mandated, a few years ago we were not mandated to do this. It also includes the new sprinkler system. Ann so last year we were given \$100,000 was that all spent?

Page 14 the dispatcher's line item, there has been an 80% increase since 2014. What is that attributed to? Chief Carmichael we use to have 6 now we have 7 and going forward there will be 10. When we had less dispatchers we have to backfill if someone is out. That is where the overtime comes from. Going to education incentives. What is that for? Is that for Police officers? Chief Carmichael explained that is based on their degrees, he explained how it works. The union voted to get out of civil service, so we hire and have our own exam, the negotiations, the town will accept what was in the Quinn Bill. We phase it in. In this contract everyone getting their 100% incentives. The Admin, is that administrative staff only?

School Department budget this has to do with budget adjustment under Article 5. I see there is a deficit, what was the reduced amount for kindergarten. Jennifer Geosits there was \$400 reduction. Approximately 250 students this year. Ms. Ragosta so about \$100,000 in loss of revenue. There are about 209 paying students. Ms. Ragosta, so the school did not take in this revenue. If you received these funds would it have been applied to the deficit? Mr. Gallivan explained that \$60,000 was put into the budget to cover that. Jen it is SPED students. Ms. Ragosta it is still revenue, that it would have been available revenue. We have a revenue and expenditure. Ms. Ragosta that number of students which utilized the full time kindergarten option, that money would have been available somewhere.

Ms. Ragosta asked for FY 2019 what is the number you are asking to reduce. So it will be an \$800 reduction on the amount. Mr. Johnson most of them are capital items. Ms. Ragosta if the School dept. did not forgo the reduction it would be less of a deficit.

Mr. Gallivan explained that kindergarten is like first grade, the town should not be charging people for kindergarten. Education does begin in kindergarten. I understand we are reducing the amount over time. The SPED when severe children move in we have to pay all or part of it, whether they move from another city in Mass.

Jen that money is there. Ms. Ragosta, the town does half-day free kindergarten.

MOTION moved by Mr. Kraus to recommend Favorable Action on Article seconded by Mr. Gallivan, VOTED 4-0-0

#### Article #7

MWRA Walpole uses 2.3 million gallons of water. The S&W have not voted on this article. I know you are still in discussion with the S&W. Rick Mattson states it is 2.41 million gallons per day. The town water management permit is scheduled to be reviewed and the baseline will be 2.53 MGD. Mrs. Salvatore questioned what is the projected use of Siemens. 1.6million MGD. Mr. Salvatore what is their current usage? Mr. Mattson stated .048 Million gallons per year. Mr. Gallivan wanted to know if we have any idea what the Walpole Woodworkers, Liberty village, and Corcoran projects would be. Mr. Mattson stated that Woodworkers project 0.279, Liberty Village .0277 and Corcoran 036. Mr. Gallivan so there will be an increase.

Ms. Ragosta is aware they are talking about 2tier rate. Mr. Mattson noted right now we are flat. What the rate structure will do is that people that use more will pay more. Mr. Johnson the 2 million for 1/2million gallons per day is just for the license over 5 years. There may be an increase of infrastructure. Ms. Ragosta questioned how much would it cost the town. Mr. Mattson stated the current rate is 32050 per 1 million gallons. Ms. Ragosta questioned if this is a critical need for the town. Mr. Mattson stated it could cost around \$6, 640,000. Ms. Ragosta so just because we hookup we do not have to use their water.

MOTION moved by Mr. Kraus to make recommendation at Town Meeting, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article 8

MOTION moved by Mr. Kraus to recommend Favorable Action on Article, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article 9

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 9 seconded by Mr. Gallivan, VOTED 4-0-0

#### Article 10

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 10 seconded by Mr. Gallivan, VOTED 4-0-0

#### Article 11

MOTION moved by Mr. Kraus to recommend NO Action, seconded by Mr. Gallivan VOTED 4-0-0

#### Article #12

Mr. Johnson stated the current deficient is around \$55,000. He asked the Board not to vote on this article yet.

#### Article #13

To take 1.5 million and place into the stabilization fund. Over the last 7-10 years we have put aside Money for snow and ice, education mandates. We carry it forward to free cash. It will keep the funds in our reserve accounts. But free cash will not be as high. It requires 2/3 to get it out. There is not a specific

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 13, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article #14

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 14, seconded by Mr. Gallivan, VOTED 4-0-0

Ms. Ragosta wanted to know what line item is this under Norfolk County assessment.

#### Article #23

Mr. Johnson explained this is for the water tower lease with AT&T. We were advised that because the lease is up we need town meeting to approve.

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 23, seconded by Mr. Gallivan, VOTED 4-0-0

#### Article #32

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 32, seconded by Mr. Gallivan, VOTED 4-0-0

Article #33

That is sponsored by the EDC.

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 33, seconded by Mr. Gallivan, VOTED 4-0-0

Article #34

Tim Higgins. It is a minor error in the language of the article.

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 34, seconded by Mr. Gallivan, VOTED 4-0-0

Article #35

The Board is going to make RTM. (Hold)

Mrs. Mackenzie arrived at the meeting.

Article #36

Eliminating 6A and inputting a new 6A. This did generate a lot of interest in this. There was discussion about tweaking it.

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 13, seconded by Mr. Gallivan, VOTED 2-2-1 (Mr. Salvatore and Mrs. Ragosta opposed, Mrs. Mackenzie abstained)

Dave Norton-64A has no guidelines what so ever. Proposing guidelines to 64A, I am in favor of that. There should be something there. Ms. Ragosta currently the GR district on a 40,000 SF lot. Mr. Norton, No it is 15,000 s.f. for GR district. What are the current setbacks 10 side 30 front and rear? Mr. Norton when you are talking more than one bldg. on a lot, this will provide a better buffer. Ms. Ragosta is this only for multiple bldg. Can a single family home be built on a 15,000f lot? Mr. Salvatore questioned are multiple buildings ever allowed by right? Mr. Norton, it needs a special permit. Ms. Ragosta does this foster or encourage less expensive houses to be built. Mr. Norton in any special permit they can impose that. Ms. Ragosta does it encourage a developer to build multi family homes. Mr. Norton in certain areas like GR is allowed to be denser. Ms. Ragosta wanted to know do other towns have this language in their bylaws. He is not sure, but this will give the ZBA and my office a guideline.

The Finance Committee voted 7-5, and Plan Board 3-2. Mr. Salvatore the 30'sideyard, and we had multiple units what was it. Mr. Norton it was 10 feet. Is 30' more restrictive that it needs to be? Mr. Salvatore and the minimums Square Feet were 20,000 Square Feet.

Article #37

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 37, seconded by Mr. Gallivan, VOTED 5-0-0

#### Article #38

MOTION moved by Mr. Kraus to recommend Favorable Action on Article 38, seconded by Mr. Gallivan, VOTED 5-0-0

#### Article #39

Mr. Johnson here the concern is to preserve the historical significant to the building. The Fin Com has recommended NO Action. Mr. Johnson there is a lot of concern over Eminent domain.

Mr. Salvatore agrees with no action at this time. One concern is the situation from pheasant ridge, if you only become aware of a parcel, because the owner is doing something you do not want. If it was something on our radar, if it only comes our radar is because of what is being proposed, we cannot go forward and take someone property rights. The town was not allowed to take the property. The town has the ability within zoning to restrict the use of that property. I think eminent domain, give T. Counsel's opinion is not a proper use of this. AR they have made it clear that their main focus is to preserve the second oldest house in the town. Once gone the town cannot recover. A temporary investment of the town. Sell it on the market with the goal to maintain. I do not think there is an issue to the desire and purpose. The town would have to make the argument. I do not see much financial downside.

Mrs. Mackenzie thinks that it would not have gotten this far if we had the community preservation act. So I think that we could have a good argument that we would have been following thru with this. I do appreciate the T. Counsel's opinion I do not like eminent domain. I believe the original owners thought the house was going to stay.

MOTION moved by Mr. Kraus to recommend No Action on Article #39, seconded by Mr. Gallivan, VOTED 3-2-0 (Mrs. Ragosta and Mrs. Mackenzie opposed)

#### Article #40

Mr. Higgins it was not supported by the Planning Board, there are technical issues with the article, They voted No Action 5-0-0.

MOTION moved by Mr. Kraus, Seconded by Mr. Gallivan to recommend No Action

Mrs. Ragosta stated that she signed the petition in retrospect, I was not thinking. I am a bit unhappy. I will not sign a petition going forward. Mr. Salvatore I did sign the petition and do not regret it. We lost this whole provision. This provision needs to come back it is not ready right now. This is a provision that assists us with affordable housing. Open Space does and you have 20 acres. You leave 10 acres as open land. Shorter sewer lines and shorter streets. We need to look at the whole scheme. Hope to talk about this more in the fall. Mrs. Mackenzie this should be coming from our planning board and think of seniors. Something this big should not be coming from a developer.

VOTED 3-0-2 (Mrs. Ragosta and Mr. Kraus abstained)

The Board is now being televised and Mr. Kraus explained the Board was discussing the articles.

### Announcements and Proclamations

MOTION moved by Mrs. Mackenzie to sign the Proclamation for Girl Scout Catherine Hurwitz seconded by Mr. Kraus VOTED 5-0-0

Mr. Kraus thanked the Friends of the Walpole Elders and the CoA group for a great event at the Walpole Country club. It was a terrific evening. Selectmen Mackenzie had a night for Coach Barry Greener and it was a great event.

### Appointments

#### 4-5 Change of Manager Chili's Grill & Bar

Attorney Andrew Upton introduced Hank Twombly. Hank has been in there since November. He was previously the manager in Dedham. He is TIP certified. Mr. Kraus talked about the serving of minors and the Board's strong feelings for anyone who does so.

**MOTION** moved by Mrs. Mackenzie to approve the change in manager for Pepper Dining, Inc. d/b/a Chili's Grill & Bar from Damon Wilkins to Henry Twombly, seconded by Mr. Gallivan VOTED 5-0-0

#### 4-6 Appointment to Affordable Housing Committee

I am a senior and interested in affordable housing, I have been in real estate for over 42 years.

**MOTION** moved by Mrs. Mackenzie to appoint Mary-Ellen House to the Affordable Housing Committee for a term to expire on April 1, 2019, seconded by Mr. Gallivan VOTED 5-0-0

#### 4-7 Appointment to Board of Health

Katherine Barrett, I have a graduate degree in public health. I work for the state. I am focused on the health crisis in the town,

**MOTION** moved by Mrs. Mackenzie to appoint Katherine Barrett to the Board of Health for a term to expire on April 1, 2019, seconded Mr. Gallivan VOTED 5-0-0

#### 4-8 Hearing for NSTAR grant of location

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

Ms. Walker explained that typically Christine would be here but there was a death in the family and could not make it. She could not get anyone else to cover. Ms. Walker talked about the construction of Liberty Village is behind the building that the service is for and because construction is behind that site this is needed. This is only for a grant of location it is not for the Street opening permit. The only comments I have when we go with the St, opening permit. Mr. Johnson Gerry Lorrusso, if in any way the street is disturbed he is willing to fix.

This on private property, 7 West Street, Herb Lewis the service comes from the back. This is to service 7-west street.

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

MOTION moved by Mrs. Mackenzie to approve the request from NSTAR Electric for a grant of location to install approximately 19 feet of conduit in West Street subject to the conditions set forth in the Town Engineers memo of March 20, 2018, seconded by Mr. Gallivan, VOTED 5-0-0

OPEN Forum – 7:20pm

New Business

4-9 MOTION moved by Mr. Kraus to approve the request from Percival Brewing Company to utilize certain streets in Walpole for Road race on August 26, 2018 subject to them paying for the Police Detail and Motorcycle officer, seconded by Mr. Gallivan, VOTED 5-0-0

4-10 MOTION moved by Mr. Kraus to approve the request of Old Post Road School for annual Fun Run on May 6, 2018 at 9:00am seconded Mr. Gallivan VOTED 5-0-0

4-11 MOTION moved by Mrs. Mackenzie to accept resignation from James Finnigan from the Conservation Commission, seconded by Mr. Gallivan, VOTED 5-0-0

MOTION moved by Mr. Salvatore to approve the following Consent Agenda Items

- a. Acceptance of Gift from Italian American Ladies, to COA \$50.00 (4-12)
  - b. Acceptance of Gift from JMC, to Corcoran Gift Fund \$75,000.00 (4-13)
  - c. Acceptance of Gift from Attorney Jim Brady to Program Scholarships \$50.00 (4-14)
  - d. Acceptance of Gift from BCG Donut Co. Inc. Program Scholarships \$100.00 (4-15)
  - e. Acceptance of Gift from Walpole Cooperative Bank, Program Scholarships \$5,000.00 (4-16)
  - f. Acceptance of Gift from Friends of St Patrick Program Scholarships \$5,000.00 (4-17)
- Seconded by Mrs. Mackenzie VOTED 5-0-0

MINUTES

MOTION moved by Mrs. Mackenzie to approve the Minutes of February 20, 2018, March 6, 2018, March 20, 2018, seconded by Mr. Gallivan, VOTED 5-0-0

7:20 OPEN FORUM

Charles Hayes 1354 North St. I want to talk about the Article 39. Gave the Board a picture of the houses, showed pictures of houses that may be older in that area. The idea of having to go to the extreme of eminent domain. It is to protect the house from commercial business that does not belong. The same time can be receptive or incentives to locate the business somewhere more suitable. Not a good place for it. Introduced other neighbors. All living on North Street and the town should collectively safe this house.



Ken Southwood, precinct 5, 4 Neponset. Discussions with the Kraft group over parcels in S. Walpole. I commend the BOS over the years there may have been difficulty with the Kraft group. We need to remember the infrastructure. Summer St. we own the Rd, the dam underneath is privately owned, the pending growth of the Train. We need to think about the growth of S. Walpole. I am sure we will have more people using Washington St EXT. S. Walpole is a gateway to the community. Interesting and fun discussion concerning negotiations. I am asking for myself that remember the infrastructure.

\*\*\*Put as Agenda Item

The Circus is set to come to Walpole, I have asked the Chiefs to be on hand. There were some issues they had not past the. All the issues have been fixed and addressed by the owner, the maximum seating has been determined about 470 people, the state got back to DN if you are ok they will grant the permit to have whatever permits. You can grant this.

Mr. Kraus even though it is not on the agenda I am allowed to add this. Mr. Kraus if this was a month ago and paperwork was received. The chiefs are satisfied that they meet the safety requirement. Mr. Kraus would feel bad for people that have bought tickets. Mrs. Mackenzie has a problem that they did not file appropriately, it should not be approved. They should have come before the town. They need to reimburse the people that bought tickets. So there will be a circus on one-side and hockey players on the other side.

Ms. Ragosta gives a shout out to town employees that made this happen. Going over and above. Mr. Salvatore so there will be no hockey going on while the circus is going on. Ms. Ragosta is in agreement, and understands Nancy's point but if everything else in order, she has no problem with it. Mr. Gallivan agrees with Eric would feel bad for anyone who purchased ticket, as long as the safety factor has been met.

Mrs. Salvatore so the state has to license the animal acts themselves. The division of Fishes and wildlife and Food and agriculture must approve the horses and camel.

Carol O'Neil if any of you read the email I sent to you. I am a anti- elephants in a circus. The garden bros is terrible treatment for elephants. You should be glad they are not bringing the elephants. You need to be more concerned about the permits.

MOTION moved by Mr. Gallivan, seconded by Eric Kraus, VOTED 3-2-0 (Mrs. Mackenzie and Mr. Salvatore opposed)

#### **TOWN ADMINISTRATORS UPDATE**

Item 1 Finance Committee had finalized votes. There will be a few recommendations at town meeting.

Item 2 Temp Ops/Parking (MG would like to set a time like 12months, 18 months and reconsider it. DS the purpose of this as the construction is going on. I want it to be temporary. (Mr. Johnson will put this on the next agenda for a formal vote) Mrs. Mackenzie would prefer it go back to green space. Wants it to be green space. I do not think we should be taking away the green space.



Item 3 Medfield ALS Medfield is considering whether to provide ALS service, they provided it thru a private medical service. We cannot continue to supplement Medfield ALS. We are not getting anything in return for the service. Made it clear that if the Medfield voters do not support an override to have their Fire Department provide ALS services, both Walpole and Westwood made it clear that we cannot continue to be the main provider of this service to Medfield and they have to come up with their own way to provide ALS service. Mrs. Mackenzie wanted to know why is Medfield not going with a private ALS service.

Mr. Salvatore wanted to know when the dispatch gets a call what becomes ALS. Chief could be anything priority one such as a heart attack or stroke.

Mutual aid agreements. The Chief explained there is not agreement with them, as they do not have ALS. Chief Bailey of the calls that are done there we only get 50%. It is not a fair system.

ACO policies- We put them in the format that we use in our polices. Mr. Kraus run it be counsel and John and get their feedback on it. Ms. Ragosta there was a lot of events last year. We were looked at by MSPCA. I was happy to take on the task to put something. Mrs. Mackenzie maybe we should put together a committee for the shelter. Ms. Ragosta, my concern was not just the day to day but if we take an animal in. Post it and get some feedback. Mrs. Mackenzie ask counsel about a committee are there costs.

Meetings with other Communities-I have drafted an RFP to review all function that that the town performs. 4to 5 years ago we met with communities and talked about regionalization. Mrs. Mackenzie not one piece of that the people should deal with. We live in mass and ½ hour from the hospitals. Our services and having the EMS, BMS in our community. Dispatch, we just built a center. It does not make sense to me. Knowing the streets, public safety. HR privatizing. We have a department of one. Mr. Kraus has no issue doing the research, there could be a cost saving. It is difficult w/o having research done. Some towns have gone to regional models. I do not think we have debated this based on facts. If safety was maintained. It would not be bad to go thru the exercise. Not bad to have that information.

Mr. Gallivan likes local dispatching. They learn the repeat people. Do not have an interest in regional dispatching. Human Resources not interested in privatizing that. I would like to see that stay in-house.

Mr. Salvatore thinks we can gather information on our own; it is worth exploring each of these. I do not know that any of them would come up. Gather the data in-house. We might be missing some that other towns. Look around the functions. I do not think we should limit it to these things. I think the conclusion might be that is it is not a good idea. See what it actually costs. I do not think it is going to be overwhelmingly. Look at those numbers. Layout the particulars of what the HR would be.

Mrs. Mackenzie we are looking at building that will bring it into the next 40 years. Mr. Gallivan suggested they have a workshop not at this time but in the future. Ms. Ragosta this is something I have thought a lot about. It is about sky rocketing costs. It is our duty to the taxpayers to look at cost efficiencies and where there could be cost savings. Look at best practices. With the regionalized dispatchers, I know the town looked at it back in 2015. I think we need to look at

options for cost savings. I think we should explore meeting with Foxboro. With respect to the HR, my understanding there is HR function for the school and the Benefits coordinator be for the entire town. I think we owe it to the taxpayers of Walpole.

Mr. Salvatore asked what would the RFP say and what could be regionalized or privatized and do a cost benefit analysis. I would like to look to see what areas could be regionalized or privatized. Look at some of the bids for towns as to what they are paying for these services. We could use some help on some of these issues. Mr. Kraus does not think we should hire a consultant know. We should discuss this further. Ms. Ragosta is there any objection to meeting with other towns. She would find it more useful to meet with the Chiefs. Mr. Gallivan is completely against gutting dispatch and ambulance service. I am against wasting times. We can't really look at this until the towns get it up and running. Mrs. Mackenzie agrees with Mark. There have been commitments to move us in that direction. Ms. Ragosta does not think the new facilities preclude. Mr. Salvatore as much information on any issue is the best way to go. I suspect that Medfield can provide ALS service for \$250,000 far less than the private. I would like to base a decision on all the information. I think it is worth looking at.

Ms. Ragosta to look at other towns to see if they are privatized. We could get a cost estimate from them.

Mr. Gallivan not in favor of having an RFP. Mr. Gallivan we are already undermanned. Start with how many people should be on the dept.

Police Station grand opening will be held on May 12<sup>th</sup>. Making sure that you are ok with that. Mrs. Mackenzie every alive Selectmen be invited to attend. Congressman Lynch and former police chiefs. Mr. Kraus wants to hold a meeting there. Looking at May 1, 2018. Check with Jeff to see if they can do this.

The Fire dept. has to be out by June 1.

MOTION moved by Mr. Kraus to adjourn Mr. Gallivan, VOTED 5-0-0