



**Town of Walpole**  
**Commonwealth of Massachusetts**  
**Master Plan Steering Committee**



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*Master Plan Steering Committee*

Dean Bebis, Ashley Clark, Philip Czachorowski (Chair), Kari Denitzio, Andrew Flowers, Janet Fasanello, John Hasenjaeger, Jennifer Karnakis, Glenn Maffei, Michael McGrath, Donnell Murphy, Katie Turco-Abate (Vice Chair)

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**MINUTES**  
**MASTER PLAN STEERING COMMITTEE**  
**Tuesday, October 25, 2022**

**Present:** Philip Czachorowski, , Janet Fasanello , Jennifer Karnakis, John Hasenjaeger, Donnell Murphy, Kari Denitzio, Dean Bebis

**Absent:** Glenn Maffei, Ashley Clark, Kari Denitzio, Mike McGrath Andrew Flowers Katie Turco-Abate

Also Present: Patrick Deschenes (Director of Community Development) Meeting

stated at 7:00 P.M.

Mr. Czachorowski said the goal of this meeting was to review updated recommendation from Judi Barrett and her team. He said they would be using the consent method as a way of voting. The language was updated based on Judi's interpretation of what they had been working on. Any changes in language would be noted as the changes were read.

Mr. Hasenjaeger asked if Ms. Barrett had redlined her changes. There were no redlines shown. He was concerned that it would be difficult to decipher what changes were made. Mr. Czachorowski noted that he would not any changes he found. Mr. Deschenes said that the changes were only based on the last two meetings and their team had worked hard to alleviate any confusion. He did not believe it would pose a problem. Judi's team worked to go over questions that the Committee did not feel comfortable answering or did not know, an example was the school asking for grants. The purpose was to get additional facts.

Ms. Karnakis asked if this would be the last time that the committee had to vote on this. She was concerned that there was not a full committee present that some of the missing members had strong opinions about certain topics and was worried their feelings would be missed. Mr. Czachorowski said if they did not get through everything, there would be another meeting.

Mr. Deschenes noted that not all items needed a vote and said all of the changes by Judi were ones that the Committee wanted so there would not be any surprises. Mr. Hasenjaeger requested a

redlined copy for himself. Mr. Deschenes said he could get it for the next meeting but would not have things currently. He suggested to hold off on items that required a vote so at the next meeting, any changes would be made clear.

Mr. Czachorowski said we could wait until the redline version was prepared if the committee felt that was best. Mr. Murphy said he was comfortable reviewing it with or without the redline version. Regarding Economic Development, he found 2 items that were discussion points, but were not properly added into the language. Mr. Deschenes showed that those items were implemented. There was a general discussion with regard to the different retail business districts and uses. Mr. Deschenes was confident that the proposed language covered all zoning districts. Mr. Murphy understood that changes and agreed that the language was inclusive.

Mr. Czachorowski said he would highlight changes. There would be a vote on the entire draft of the report. Mr. Deschenes said the goal was to go through the language and suggest any edits and then there would also be a final vote on the plan as a whole. This was only a component of the whole process.

### **Continued Overview and Discussion:**

#### **Goal 1: Economic Development**

The first change discussed was 1.B.6 where the hiring of outside consultants was removed per the request of the committee.

1D – Art Gallery were moved from section 9. Mr. Deschenes said those items were more in line with Economic Development.

Mr. Hasenjaeger asked about the designation of the cultural downtown district and ask what potential implications. He also wanted to know who would be responsible for designation. Mr. Deschenes said it was designated by the State and implications may include architectural protections or historic designations. It also allows the Town to apply for more grant funding. There would not be any structural changes to the district.

Ms. Denitzio noted that this district would need to be renewed every five (5) years if the Town chose to apply. She added that the Massachusetts Cultural Council oversees this title. The State Legislature funds this effort. Mr. Hasenjaeger was concerned with this section and Ms. Denitzio thought that since the language was optional, it would not have unintended consequences

Mr. Murphy thought this was more of a Zoning matter as opposed to their purview. Mr. Deschenes did not believe that was necessarily the case said he could ask Judi and her team to elaborate on this. Mr. Czachorowski said they would need a motion to accept all recommendations in section 1

Mr. Deschenes said he would request a redline version. Mr. Hasenjaeger did not want to vote on items without a full committee present. Mr. Deschenes agreed and said that they would only need to vote on the change in language for minor items but at a later meeting, with a full committee, would give their final endorsements.

Ms. Denitzio moved to accept items moved from section 1D and addition of land use, seconded by Mr. Murphy. 7-0-0 via roll call vote.

## **Goal 2: Open Space**

The committee discussed the following changes:

2.5 – removed conduct public awareness campaign (previously under 2B)

2.8 – removed enforced arrest schedule (previously under 2C)

2.9 – investigate mechanisms for improving Town drainage

2C – Develop post flood clean up team (would now be taken care of by the Town)

2B – implement recommendations from 2022 recreation programming and facilities study. Mr Deschenes noted this was ongoing.

The Committee found 2C confusing. Mr. Czachorowski pointed out that some items were taken out or put in another section.

Mr. Deschenes explained the benefit of a Town Nursery as opposed to street trees. The Nursery would lower costs. Mr. Hasenjaeger disagreed for several reasons. Mr. Czachorowski added that there was a push for street trees as it offers cooling and would offer its own benefits.

Mr. Murphy asked for clarification on previous changes. Mr. Czachorowski said that they were not voted on. Mr. McGrath was working on researching items and the committee wanted to check in with him as he was absent from this meeting. Ms. Denitzio and Mr. McGrath were on the open space committee. Ms. Denitzio noted she approved of the changes but could not confirm on behalf of Mr. McGrath.

Motion by Ms. Denitzio to approve changes in section 2, seconded by Mr. Murphy. 7-0-0 via roll call vote.

## **Goal 3: Natural Resources**

The committee discussed the following changes:

3A – discourage excessive water use

3C – changes in wording

Ponds were put into alphabetical order. Not all ponds were listed as they were not municipal ponds.

3.10 – requested to add local funding.

Motion by Mr. Murphy to accept recommendations and revise language, seconded by Ms. Denitzio. 7-0-0 via roll call vote.

## **Goal 5: Climate Change**

Mr. Czachorowski noted changes in section 5A and added languages for special projects and exploring opportunities. He noted the addition of electric heating pump requirements. 5A came from 2.7 and was moved to this section.

Under section 5C, Mr. Czachorowski discussed the adoption of Stretch Code. He asked that the language be changed to “study and implement”.

Mr. Murphy asked if the last two items in 5B were added. Mr. Czachorowski confirmed the changes were added late and the note that the committee voted on it was accidental. He also explained the current solar bylaws and felt that we had an opportunity to be more proactive.

Mr. Deschenes said they could review the ground mounted solar use in its entirety. He discussed the most efficient process for this use which would to be make it allowed by right or with a Special Permit and explained the benefits of an overlay district.

Mr. Czachorowski felt this should be studied more prior to making a decision. He noted another change was the installation of EV stations at the DPW. Grants were awarded to the Town for the installation and Mr. Czachorowski added that at the Library there was a fee to use the stations which should also be considered at the DPW. Lastly, he suggested a change in language to be “identify where suitable” which the committee liked.

### **Goal 6: Housing**

Mr. Czachorowski noted that many of the changes were previously discussed.

The committee discussed the following changes:

6A – Collaborate with neighboring Towns

6B – Remove large building in the center of Town to provide transit housing

6C – Promote open space with new residential development

Mr. Deschenes explained that open space zoning was previously implemented however at some point it was removed. The recommendation suggested low impact design for new developments.

Mr. Hasenjaeger did not have any concerns with existing language. The committee agreed.

Mr. Czachorowski thought Ms. Barret was purposefully leaving language broad so Boards could render their own decisions. Mr. Deschenes added this was to remove restrictive zoning.

Ms. Karnakis thought there needed to be certain restrictions in the zoning as well as the ability for flexibility. She agreed that restrictive zoning should be removed.

Motion by Ms. Denitzio to approve changes to 6C #1 and #2, seconded by Mr. Murphy. 7-0-0 via roll call vote.

### **Goal 7: Transportation**

Mr. Czachorowski noted the following items had not been voted on:

Developing bicycle plan throughout Town

7A #4 – Safe Route Funding

Mr. Murphy said he would be in favor of the changes if they were worded better. Mr. Czachorowski said “Main Street” could be removed.

Ms. Denitzio suggested to change “more pedestrian friendly” to “promote more business”.

Mr. Czachorowski noted 7.8 was moved to Open Space.

Mr. Murphy asked about streetscapes and Mr. Deschenes said that was also moved to Open Space.

Motion by Ms. Fasanello to approve updated recommendations as written in the report plus language changes, seconded by Ms. Denitzio. 7-0-0 via roll call vote.

### **Goal 8: Municipal Facilities and Services**

Mr. Czachorowski commented on the investment in water infrastructure with annual plan replacement program. Ms. Karnakis said that was already in practice. The committee decided to strike the item.

Motion by Mr. Czachorowski to strike the item, seconded by Mr. Murphy. 7-0-0 via roll call vote.

### **Goal 9: Historical Cultural Resources**

Mr. Czachorowski noted that changes had been made to this section.

Ms. Karnakis did not believe the changes took into account current Walpole needs. Resources required money and manpower of which they do not have. The Historic Commission was a volunteer board and operated on a very small budget. She was concerned they would receive a failing score for implementation. Ms. Denitzio agreed with Mr. Karnakis.

Mr. Hasenjaeger felt 50 years should be changes to 100 years.

Mr. Czachorowski asked if Ms. Barret should update this section. Ms. Karnakis recommended that education be increased.

### **Goal 10: Community Health**

Mr. Czachorowski noted that 10A meant to design Walpole as a healthy community.

Ms. Denitzio said they should design and move forward with health in mind. Some items were too broad.

Ms. Karnakis suggested that translation services be incorporated into this goal. The committee liked the change. They found language “inclusive communication policies” and “language and communication access” to be the best to incorporate.

Mr. Hasenjaeger requested to remove the term urban which the committee agreed. He also suggested finding more bilingual staff.

Motion by Ms. Fasanello to accept recommendations, seconded by Ms. Denitzio. 6-1-0 via roll call vote.

### **Next Steps**

The committee needed to vote on the full report. They needed to request a redlined copy from Ms. Barrett. There needed to be a public forum to discuss changes. The Planning Board was the only Board that needed to vote on the report. The committee had the option to take the report to the Select Board to seek their endorsement.

Mr. Murphy asked when they would receive a draft. Mr. Deschenes said it would be roughly one month. Mr. Murphy asked how long they would have to review the draft.

Ms. Karnakis stressed the importance of having as many members present at the next meeting as possible. The final vote should be reflective of the entire group. She also suggested that sub groups could break up and review their corresponding section. The committee thought that was a good idea.

### **Adjournment**

Motion by Mr. Hasenjaeger and seconded by Ms. Denitzio to adjourn. The motion carried 7-0-0 via roll call vote.

Meeting concluded at 7:39 P.M. Respectfully

submitting: Lauren Michalski

