

**Master Plan Implementation Committee
Tuesday, November 20, 2012 at 6:30p.m
Room 112, Walpole Town Hall**

Minutes

Attending Members: Ed Forsberg (Chairman), Dick Power (Vice Chairman), Dick Nottebart, Al Goetz, Dominic Ianno, and Bruce Norwell. Staff Present: Maura Therrien and Stephanie Mercandetti (arrived late). Guests: Sue Ferioli and Denise Maleiko.

1. The meeting was called to order at 6:30pm by Mr. Forsberg.
2. Approval of Minutes:

A motion was made by Mr. Power and seconded by Mr. Goetz to accept the minutes of the October 9, 2012 meeting as written. VOTED 5-0-1

Five (5) In Favor – Mr. Forsberg, Mr. Nottebart, Mr. Power, Mr. Ianno and Mr. Goetz

One (1) Abstention – Mr. Norwell

3. Ongoing Business:

- a. Recap of Appointment with the Board of Selectmen (Mr. Power/Mr. Nottebart)

Mr. Power was impressed with the meeting. The Board's goals aligned nicely with the Master Plan.

- b. Municipal Facilities RFP update (Mr. Power)

Jim Johnson has three drawings ready. On Washington Street, the Senior Center might go to one side of the DPW with the Police Station across from it. Both might go on the right side of the DPW. There will be community involvement but no meetings are yet scheduled. Mr. Ianno stated that there needs to be an override, the community needs to understand early on.

- c. Spring Brook Trail/Park Project (Mr. Nottebart)

We hope to dedicate the bridge on Walpole Day in May. Greg Sands graduates in May. The bid is out. An award should be made early in December. We will contact John Lee about the plantings by the Aggie. A student volunteer may design the plantings. We may ask Professor Dulaski for a landscape architect to design the plantings in the riparian areas. Ms. Ferioli and Ms. Maleiko asked why the project slowed down. Mr. Nottebart said that the project had to go out to bid again which will take five weeks.

d. Economic Development Activities (Ms. Mercandetti)

Mr. Forsberg inquired about Inclusionary Zoning. Ms. Mercandetti responded the Housing Partnership is looking at the concept and at their December meeting; they will discuss a proposal for a possible bylaw. The Partnership at their meeting this evening received a copy of the Commonwealth's model bylaw along with samples from other communities.

Ms. Mercandetti also discussed a new zoning concept unveiled by the Commonwealth called Compact Neighborhood Zoning. Similar to Smart Growth Zoning under M.G.L. Chapter 40R, Compact Neighborhood Zoning allows for the same type of development but at a lesser density. Ex. Under 40R, single-family homes are eight units per acre but under this new zoning concept it would be four units per acre. Ms. Mercandetti said the program was just announced so she is in the process of reviewing available information. It will be officially launched in the next couple of months.

Ms. Mercandetti reported that there is increased interest in a mixed use concept from some buildings in the downtown and along Rt. 1A. Some exciting new developments could be on the horizon. The Downtown Working Group will give a presentation to the Board of Selectmen in the coming weeks. Some zoning recommendations arose out of those discussions pertaining to sandwich board signs and outdoor dining in the public way. Mr. Power said that some progress for downtown businesses is deterred by town bylaws. Seating on the sidewalk looks nice but two feet onto public property is not allowed. Beckett's patio in front of the building was not safe but now the large cement partitions protect patrons. Mr. Nottebart stated that First Sandwich's tables are a liability. Access must be from inside the building. Sometimes businesses hire consultants from out of town who are not aware of town bylaws. Mr. Goetz said in Roslindale, the sidewalks near the building are owned by the building's owner. The street side is owned by the city. Sometimes the right of way is off center (AG).

4. Correspondence: None.

5. Any Other Business: None.

Assistant Town Administrator Jim Johnson stopped by to inform the MPIC that on Tuesday, December 18th, Dan Tuberty of the Maguire will present the draft municipal facilities study report. It will be probably be in the Community Room at the Library.

6. The next meeting is scheduled for December 11, 2012.

7. Adjournment is moved by Mr. Power and seconded by Mr. Nottebart. VOTED UNANIMOUSLY. The meeting was adjourned at 8:30pm.