

**Master Plan Implementation Committee**  
**Tuesday, July 24, 2012 at 7:00p.m**  
**Room 116, Walpole Town Hall**

**Minutes**

Attending Members: Ed Forsberg (Chairman), Dick Power (Vice Chairman), Al Goetz, Mary Kent, Roger Turner, Dick Nottebart, and Bruce Norwell. Staff Present: Maura Therrien. Guests: Dan Tuberty of the Maguire Group, Denise Maleiko, Sue Ferioli and Roger Mann of the EDIC.

1. The meeting was called to order at 7:00pm by Mr. Forsberg.
2. New Business:
  - a. Appointment with Dan Tuberty, The Maguire Group

Mr. Tuberty gave an overview of the Maguire Group's updates. His group has been hired to assess the status of the twenty existing facilities our town operates. The team has met with department heads that run the buildings. So far, they met with DPW, Fire, Police, School Superintendent and Business Administrator, Highway, EDIC, Council on Aging, Recreation, in Town Hall, Jim Johnson and Don Anderson. They are willing to meet with any concerned department head. Plans are being made to assess the East Walpole Library, Turner Lodge, the Dog Pound, and the Food Pantry.

They will visit potential sites: adjacent to the DPW, Robbins Road, South Street superfund, and others.

Their draft survey will be ready by mid-August. It will verify all recommendations and requests for square footage. The building survey will be complete by the end of August.

After the building survey is complete, a priority list will be compiled. This will recommend the best options for new and old buildings. Their draft will be ready by mid-October. The team will be available for public meetings by the end of November.

Mr. Power stated that the process will allow the town to move forward. We need professional judgment to address main quarrels, deeds, water tables, conservation concerns, and any ideas not yet addressed. We want to be sure that we consider all the sites available. We want to know if our surveys match your interviews. Any new discovery site should be designated for a specific use by the study. If the town sells the old town hall, limits on redo's and uses may be stated. We have traveled to Medfield and Foxboro to look at their Senior Centers. Our center needs more gathering space, offices, and meeting rooms. All would be available to other groups. Both East Walpole and South Walpole fire stations are not really useable.

Ms. Kent questioned the Open Space survey. She mentioned Adams Farm, DPW area which may be a site for the Senior Center, Cedar Swamp, the wetlands behind Marathon House, which has several wellheads and has been considered for fields as it has access to the high school, the old library, the pool near Town Hall has deed restrictions, and the Bird property in South Walpole. We might list what town properties are currently available for development or currently contaminated.

Mr. Forsberg added that Robbins Road could be right for the Senior Center and maybe fields. Could we swap the old library for Giandomenico's two buildings near Double D's? The old Town Hall may be gutted and redesigned for the police. Mr. Tuberty agreed adding that with the renovation, a sally port may be added.

One of the members reminded others that the Walpole Woodworkers site is still available. The Master Plan's original Downtown Municipal Campus plan simply does not fit in the downtown area. Stone Field will not support new buildings. However the Fire Department needs to be in the downtown area. We discussed renting space for the senior center. There was an offer to build the center and lease it to us.

Mr. Turner is thinking that should the two middle schools be combined, then Robbins Road would be developable. The Veterans of Foreign Wars (VFW) site has great possibilities. Perhaps the VFW could relocate to another town owned property. The VFW property needs a clear cut vision for future use. Part of it is contaminated but could be used for parking.

The Stone Field was staked out for police-fire facility but it would not fit. Plimpton School is being used by the High School staff for robotics, printing, media development, and art. The building might be used some other way. Space in the high school dedicated to SpEd has fewer students than space originally planned for regular education students. Our Emergency Shelter area and materials' space in the high school has been reduced. The DPW area could be used by the police.

Mr. Tuberty plans to meet with the Finance Committee. He will discuss our conversation with them. Our wants vs. our needs remains overshadowed by cost. He will set up public meetings in local schools. He will send letters to the neighbors, or emails, or use the town's reverse call phone system. He wants to invite folks to become engaged, hear what works and why. He will discuss ADA problems, and current facilities condition.

3. The next meeting is scheduled for August 14, 2012.
4. The meeting was adjourned at 8:45pm.