

**Master Plan Implementation Committee
Tuesday, June 12, 2012 at 6:30p.m
Room 116, Walpole Town Hall**

Minutes

Attending Members: Ed Forsberg (Chairman), Dick Power (Vice Chairman), Bruce Norwell, Dick Nottebart, Roger Turner, and Al Goetz. Staff Present: Stephanie Mercandetti and Maura Therrien. Guest: Denise Maleiko.

1. The meeting was called to order at 6:40pm by Mr. Forsberg.
2. Approval of Minutes:

Motion was made by Mr. Power and seconded by Mr. Nottebart to accept the minutes of the March 13, 2012 and May 8, 2012 meetings as written. VOTED UNANIMOUSLY
Six (6) In Favor – Mr. Forsberg, Mr. Power, Mr. Norwell, Mr. Nottebart, Mr. Turner and Mr. Goetz

3. Ongoing Business:

- a. Status on economic development activities (Ms. Mercandetti)

Ms. Mercandetti reported that there have been a couple of companies, manufacturing and warehousing, looking for space in Walpole. The new owners of the former Kendall Mills Complex, now known as Walpole Station Mills, are exploring the potential of future opportunities for the property. Any new business and/or development to the area will bring new investment and jobs. Conrad's construction is moving along with an expected opening in August. The former Epic Flowers storefront next to Mimi's has been leased by the same owners of the Raven's Nest. They plan to open a café called The Coffee Perch. The opening for this establishment will also be late summer. The working groups led by the Board of Selectmen for Rt. 1, Rt. 1A and the Downtown have been meeting to discuss ways to boost these areas including zoning overlay options. Mr. Forsberg mentioned that the Plimpton Street development will have sixteen units, each with two bedrooms. The first unit in a development of condos must be owned outright by owner. The market is soft.

- b. Housing Production Plan and Housing Partnership (Mr. Norwell/Ms. Mercandetti)

Mr. Norwell said that the Partnership is looking for developers, realtors, and other community stakeholders to join the group. Habitat for Humanity has expressed an interest in working with Walpole and is looking for the town to donate property it owns for the purposes of building one single-family home. In the fall, the Partnership will be working on updating the Town's Housing Production Plan for Affordable Housing which expires on January 6, 2013. Ms. Mercandetti is exploring funding opportunities to update the Plan. Members expressed having better communication between Town boards and the Partnership so that they would be aware when projects are being reviewed. Members also suggested that Mr. Norwell be including on any distribution list concerning development of affordable housing.

- c. Update on open space and recreation activities (Mr. Goetz)

The draft Open Space and Recreation Plan has been sent to the Commonwealth for their review.

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

Mr. Nottebart said that the plan has been approved. There will be two benches, four lights, and two picnic pads with awnings and junction boxes nearby. There will be signage around the cannon, bridge, walkways. A special thanks to Bob LeBlanc is noted here. Mr. Goetz stated that the Conservation Commission has accepted the students' plan. Conservation Agent Landis Hershey and Mr. Jack Wiley sent a letter to the students. Mr. Nottebart is in the process of putting together the bid documentation for the bridge. It is his hope that the bid would be posted soon, be out for thirty days for response and then the contract would be awarded by mid August. Mr. Nottebart states that the bridge will be fifty-five feet long and will have slight elevation. Bob O'Brien will build the footings. Mr. Nottebart mentioned that we still need a time and action calendar from Greg Sands of NUASE. A rendering of the project from the Northeastern students could be put online to help bring support for the project. Mr. Power restated that the Walpole Chamber of Commerce will fund the benches and lights. The students will stake out the path and light poles, the town will do the concrete and wiring. We hope to be ready to put the bridge in by September. Mr. Turner is concerned that the lights should match those at Memorial Bridge. Interchangeable parts are a good thing. Bob O'Brien will supply the wiring layout. Mr. Forsberg asked that perhaps a subset of four or five people review the draft bid proposal, meet with Jim Johnson, and then put together the final bid document.

- e. Municipal Facilities RFP Committee Update (Mr. Power)

Mr. Power said that the Maguire Group, the company awarded the contract, may want to visit us. The Maguire Group will use \$145,000.00 of the \$180,000.00 proposed budget. They are committed to working with us and to having public meetings. Under serious consideration is - how to move forward, finance strategy, phases of the project, and outside help. Ms. Mackenzie is chair of the RFP Committee.

- 4. Correspondence: None.
- 5. Any Other Business: None presented.
- 6. The next meeting is scheduled for July 10, 2012.
- 7. Adjournment is moved by Mr. Power and seconded by Mr. Nottebart. The meeting was adjourned at 9:00pm.