

# **Master Plan Implementation Committee**

## **Minutes of May 11, 2010 Meeting**

Meeting called to order by Chairman/Planning Board member, Ed Forsberg, at 6:30 pm, in the Planning Board Office, Room 212, Town Hall.

### **Members Present:**

Ed Forsberg, Michael Gallahue, Al Goetz, Dick Nottebart, Dick Power, Patrick Shield, Roger Turner

### **Staff Present:**

Don Johnson, Stephanie Mercandetti Maura Therrien, Don Anderson (DPW Building Repair Division Superintendent)

### **Approval of Minutes:**

Ed motioned, seconded by Dick P., to approve the minutes of the 2/11/10, 3/11/10, and 3/30/10 MPIC meetings. Motion carried, 7-0-0.

### **Ongoing Business, and Implementation Activities:**

- **Workshop on downtown revitalization activities / Downtown Municipal Campus concept / plans for municipal buildings:**

The Committee noted that Stone Field behind town hall is being renovated by Walpole Youth Football & Cheerleading (formerly Pop Warner) under an agreement with the Board of Selectmen. Ed motioned, seconded by Patrick, to send letters as necessary to invite representatives of the Recreation Committee and the Walpole Youth Football & Cheerleading organization to the June MPIC meeting to discuss joint efforts to create the park-like concept envisioned for the Downtown Municipal Campus concept. Motion carried, 7-0-0. Concepts discussed in this effort included using a prefab bridge across Spring Brook to utilize the town-owned land on other side of the brook in connection with the usage of the fields and re-routing the Bay Circuit Trail this land to join up with the portion of the trail presently located across School Street from Town Hall, at Memorial Pond. At the next MPIC meeting Stephanie will update the Committee regarding future potential grants for this purpose, including Recreational Trail Grant programs, but it was noted that many such grant programs are dependent on an updated Open Space and Recreation Plan that has been approved by the State. It was noted that the assistance of a consultant to direct a landscaping study for such a grant application would be helpful in obtaining funds for implementation. Regarding 200' buffer zone riverfront rules, Al stated that benches are ok but it is necessary to contact the Conservation Commission about buildings, pesticides, fertilizers, clearing of vegetation, and any other activities within 200' of Spring Brook that could be impacting the stream negatively. The Rivers Protection Act may help bargaining with the Con. Com. as an improvement to the riverfront; then too this improvement needs future upkeep.

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Dick N. presented photos he had taken recently of the area around Spring Brook. Roger motioned, seconded by Dick N., to send a letter to the DPW Director requesting that the DPW install signs designating Spring Brook. Motion carried, 7-0-0.

It was noted that Downtown municipal buildings studies have been done. Jim Johnson has the book about the studies. Don will contact him about having this information available for the June MPIC meeting.

On Saturday, May 22, from 8:00 am – 1:00 pm, the weekly Downtown Farmers' Market is scheduled to begin. Bill Norwood, owner of Dick & Jane's General Store, is the principal contact on this effort.

It was noted that Economic Development Commission meetings are generally scheduled for the second Tuesday of the month at 5:00 pm. In order to begin the sharing of related resources and efforts, representatives of the MPIC will meet with the EDC at their June meeting, and Don will post a joint EDC/MPIC meeting for June 8, 2010 at 5:00 pm, with the MPIC representatives being scheduled at 5:30 pm at that meeting by Stephanie.

Dick N. and Dick P. agreed to work with Stephanie on a downtown market study / businesses survey over the next few months.

- **Recent workshops/training sessions relative to ongoing planning activities that were attended by the Town Planner over the past month:**
  - **Development Finance and Pro Formas**
  - **Next Steps in [Downtown] Parking Management**
  - **Making [Downtown] Mixed Use Happen: Tools & Resources for Successful Projects**

At the workshops, Don had obtained substantial information on downtown parking and downtown mixed use studies and planning efforts. Nelson Nygaard and MAPC were among the sources that had available publications on downtown parking management. As no funding is currently available for downtown parking management studies, Don will use the information in these available publications to do an in-house downtown parking study over the summer as time and resources permit.

It was noted that Joe Deneen will be working under the Council on Aging's tax work off program on enforcement to ticket long term parkers in downtown business areas where parking is limited to two hours.

There was discussion on the transpiration of the mixed use 40R Overlay District that had been proposed by Walpole Woodworkers in concert with the Town in 2008. It was noted that 40R Districts are generally associated with transit-oriented development, being located within ¼ mile of a commuter rail stop. Both Town Meeting and State approval are needed to create a 40R District, and as far as the State is concerned it is best for them to be applicant-driven. We still have the drafts from Walpole Woodworkers from their work in 2008 for five overlay sites if we decide to proceed.

- **Status of potential funding sources of various economic development and planning activities:**
  - **CDBG Economic Development Planning Grant Application:**  
Stephanie had supplied additional information to DHCD as requested, but no further word had been received about the status of our application.
  - **Green Communities Program:**  
Green Communities Program Grant planning is ongoing. There is a \$10 million amount involved. However, for the Town to be eligible at this time Town Meeting approval would have been necessary for #5 below:
    1. As of right zoning to allow either manufacturing or generation, but not necessarily both, of renewable energy resources.
    2. Expedited permitting.
    3. Purchasing of fuel-efficient vehicles.
    4. Energy Baseline Study.
    5. Adopt energy stretch code (Town Meeting action).Later this year a town building energy audit will be done by the Board of Selectmen with NSTAR.
  - **DLTA Program Application:**  
No word had been received from MAPC about the status of our application.
- **Housing Production Plan & Housing Partnership – brief update:**  
The WHP had submitted the Grant Application to MHP to study the feasibility of using the present Library building for affordable housing upon its vacancy when the Library's move to its new building is complete. No word had been received from MHP about the status of that application.
- **Zoning Bylaw Rewrite Phase 2 – Brief update:**  
No action. The Board of Selectmen and the Planning Board are tentatively scheduled to be working jointly on this project for the submission at a future Town Meeting of articles to amend the Use Table and Definitions sections of the Zoning Bylaw. No joint meeting dates have been scheduled.

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- **Historical Commission – Future Master Plan activities:**

Michael G. spoke about the Bird Hill Mansion and Toll Bros.’, Omega’s, and the Town’s efforts to construct a plaque and a gazebo in memorial to the former site of the mansion and efforts to obtain easements thereto. No specific Master Plan activities were discussed.

- **Open Space & Recreation Plan Update – brief update:**

Don and Landis are working on this. The Open Space and Recreation Plan Committee may be meeting with Don and Landis later this month, and if so Don will report back to the MPIC on this project in June.

**Adjournment:**

At 8:58 pm, Dick P. motioned, seconded by Patrick, to adjourn the meeting. Motion carried, 7-0-0.

Respectfully submitted,