

Master Plan Implementation Committee

Minutes of April 12, 2011

Ed Forsberg, Chairman, opened the meeting, at 6:15 pm in Room 116, Town Hall, for discussion only (no voting), due to lack of a quorum at the time.

Committee Members Present: Ed Forsberg, John Desmond, Al Goetz, Richard Nottebart, Dick Power (left at 7:00 pm), Dominick Ianno (arrived at 6:35 pm)

Visitors Present: Gary Riggott, Trails Committee; Fire Department Chief Timothy Bailey; Denise Maleiko, Trustee 894 East Street Condominium

Staff Present: Don Johnson, Stephanie Mercandetti, Maura Therrien

Ongoing/Old Business, and Implementation Activities:

Discussion on long-term Town building and facilities needs and future uses of Town buildings and land, including Police, Fire, Library, Senior Center, DPW, Recreation, and School facilities, the status of Town-owned land in relation to these needs, potential land purchases to satisfy these needs, and interview with the Fire Chief for the Fire Department's input to the MPIC's Town Facilities Needs Study:

Chief Bailey presented the following completed questionnaire:

MPIC Town Facilities Planning / Building Utilization Questionnaire

Date: April 6, 2011

NAME / DEPARTMENT: Fire Department

Contact Information:

Name: Timothy F. Bailey, Jr., Fire Chief

Phone: 508-668-0260

Email: tbailey@walpolefire.com

Existing Conditions:

Location: 20 Stone Street

Acreage: 0.20

Square footage of building: 9,753

Number of floors: 2

Number of parking spaces:

Staff: 10

Patrons: 0

Number of patrons serviced: Varies, but usually 15 – 20 per day

Storage space: Basement, Attic

Future Needs:

Preferred location (area of town): Center

Acreage:

Square footage of building:

Minimum: **Desired:** 22,000

Number of floors: 2

Number of parking spaces:

Staff:

Minimum: 20 **Desired:** 24

Patrons:

Minimum: 4 **Desired:** 4

Other parking requirements? **Garage:** Yes **Vehicle storage:** Yes

Number of patrons serviced:

5 years: _____ **10 years:** _____ **20 years:** _____

Storage space: Storage space is needed for equipment, records, gear, mechanic etc.

Facility Options:

Is a new facility required? Yes

Comments: The current facility was built in 1952 and occupied in 1954 as a full-time police station and a call fire department with a full-time Chief. On September 1, 1974 the fire department hired the first 11 full time firefighters in addition to the paid on-call firefighters. In 1978 an additional firefighter was hired to have 3 firefighters on a group. In 1982 the police department was relocated to its current facility and the fire department took over the whole building. Since that time the fire department has grown to a staff of 32 with 8 personnel per shift and the addition of the Deputy Chief. The station is crowded and we are not able to garage all of our apparatus in the building due to an outdated garage that is unusable for fire apparatus and allows for limited flexibility. The other two fire stations in Town are unmanned but garage fire apparatus that should be located at Station 1.

Is renovation an option? No

Comments: The amount of work that would be required to meet the needs of the fire department would be cost prohibitive.

Is a shared facility an option? Yes

Comment: A shared facility has been proposed as an option by previous facilities committees

Is rental space an option? No

Comments:

Utility needs (services i.e. water, sewer, gas, electrical, telecommunications, etc.)

The facility would require all of the usual utilities in addition to a dedicated fire line for the sprinkler system and a fire alarm system.

Department specific needs (generator, communication tower etc.)

A generator would be required as well as communication equipment. The nature and scope would depend on whether the facility was combined or stand alone.

Additional comments

[End of questionnaire]

Chief Bailey said: We are now situated on .20 acre at 20 Stone St. There is virtually no parking available for patrons. Our offices are packed. The third floor is laid out wrong so we cannot expand up. There is no room for training or storage space for hazmat, infectious control wash and decontamination. We have thirteen garaged vehicles. To renovate would cost too much. Sharing a facility is feasible. Our intercom is wired to the police station. If we are out on a call the police radio can handle the call. We store five vehicles in Station 2. They are virtually useless because the station is unmanned. We store one vehicle in Station 3. Our fifth engine is very old and is seldom used. In 2006 Station 2 was open full time but we lost two firefighters. Overtime staff manned the stations until the two positions were refilled. There are 2,000 ambulance calls per year. Our best response time is from no more than ½ mile from the center of town. The Route 109 area near Fisher Street is a slow response. East Walpole is our biggest call area. We have mutual aid from Westwood, but fire only not ambulance calls from Norfolk and Foxborough, seldom from Medfield. Robbins Road is not a good site. It is close to the school and the roads are not good or appropriate for emergency vehicles. Pemberton St. is not easily accessible because of the hill. Elm Street has flooding. Walpole Woodworkers is good but it has little frontage. It is set back from East Street.

Al asked: Would you demolish the garage, keep the administration offices, rebuild the garage?

Ed asked: What if the police move out of down town, could you take over their building, connect the two buildings, and use some space for sleeping?

Chief Bailey responded: Could work but it would be expensive.

He provided photos of recently constructed fire stations in South Attleboro, Franklin, and Orleans. It was noted that Norwood and Wrentham have combined facilities.

Dominick said: The captain's office is where people get their permits. All police records are stored in closets and the attic. These materials need to be on site for easy access. DPW is OK for a short term but is not centrally located.

Ed asked: How much time to rebuild? If we find the acreage, a shared site would share the tower.

Chief Bailey responded: Eighteen months to two years. We could operate from the DPW yard and garage. We could use two trailers. Station three has no land beyond the driveway, and has no kitchen. Station two is small. The NSTAR site is a great location but it is not for sale. Robbins Road is not good. South Street is not good.

John said: Every site has tradeoffs. One house would need to be removed for the Woodworkers site. The study would really help us.

Don said: We can do an estimate of the area needed for construction, based on the square footage of the footprint of buildings, plus areas for parking and driveways based on number of parking spaces.

Downtown revitalization activities / Downtown Municipal Campus trail and park project, Re: activities planned for spring 2011, coordination of activities with Northeastern University Engineering Students, and request of Gary Riggott of the Trails Committee to discuss a proposed recreational field adjacent to Spring Brook:

Gary R., relative to locations for volleyball courts, said: Adams Farm is set aside for passive recreation. The meeting was not agreeable. The area is small, and is infested with poison ivy. Perhaps in the wooded area next to the pool is better, or the Spring Brook parcel.

Al said: The present site [by the pool] is approved. It is less restrictive than an area under the River Wetlands Act. At the Spring Brook site, there is to be no disturbance within in a one hundred foot limit adjacent to the brook, and no negative impact within the second hundred foot area, making this area infeasible. It would be difficult to prove that no other site is available for the courts. Adams Farm is reserved for passive recreation, and is owned by the Conservation Commission. If we want to use the area for a party, to train search dogs, ride horses, fine. If it needs to be filled, graded, fertilized to change the shape of the land, not fine. Dick N., relative to other sites for the volleyball courts, said: Fisher School field is big, good for field hockey. The Gould Street site is a bit small.

Ed said: We recognize Jake Murphy concerning the Walpole Park South Bay Circuit Trail easement. The town through Town Counsel and the Town Administrator's office will make a signed agreement with Donnell Murphy through his attorney Phil Macchi to license use of Mr. Murphy's land by the town for the continuation of the Bay Circuit Trail through Walpole Park South rather than along Route 1.

Ed said, the Bay Circuit Trail is being rerouted through the downtown, in a different location than proposed last year, along Elm Street to Main Street and then to East Street rather than along East Street for the entire length, to promote business. The Board of Selectmen voted in favor of the Spring Brook project. The total cost of the project is \$202,000 with the town reimbursed \$35,000.00 in a grant. The application is in. The Northeastern University students, Greg Sands and Paul Yingling, met with the Conservation Commission. They have the survey plan from the Norfolk County Engineering Office. They are ready for Town Meeting. Denise Maleiko, Trustee 894 East Street Condominium, expressed her support of the project. Gary R. said: Denny Nackoney of the Bay Circuit Alliance is excited about this trail. The ribbon cutting ceremony will be covered in the Walpole Times.

Historical Commission – Resignation of Michael Gallahue and appointment of new member of the WHC to the MPIC.

Ed said: The Historical Commission will be reappointing a new member for our committee at one of their next meetings.

Location of proposed flagpole on Stone Field:

Ed said: The locations of the pole and shed for the field are not yet coordinated.

New Business:

Meeting dates for 2011 MPIC meetings:

- 4/19: Denise Landry of the Housing Authority 6:00 PM.
- 4 28: Council on Aging, in COA room, 1:30 PM.
- TBA: DPW Director Bob O'Brien, Friends of COA

Other Business:

Al said: Conservation Agent Landis Hershey gave permission for trash only clean up, no chain saws, to clean Spring Brook for the duck race. Be careful of the Rivers Protection Act. Leave the habitat. Use common sense pulling purple loostrife. The cleanup will be on Saturday, April 30th, Josh Cole and Roger Turner will oversee it.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,