

The Board of Selectmen met on Tuesday, March 19, 2019 beginning at 6:00pm in the Community Room at the Walpole public library. Ms. Ragosta participated remotely. The following members were present.

Mark Gallivan, Chairman  
Nancy Mackenzie, Vice Chairman  
James O'Neil, Clerk  
David Salvatore  
Ann Ragosta (participated remotely)

Also present:  
James Johnson, Town Administrator  
Cindy Berube, Executive Assistant

Mr. Gallivan stated that Ann Ragosta is going to participate remotely as she is unable to be here because of Geographical reasons.

### ANNOUNCEMENTS AND PROCLAMATIONS

Mr. Smith is retiring from the Fire Dept. after 40 years of service. Mr. O'Neil read the proclamation.

### APPOINTMENTS

#### 3-19 Housing Production Plan

Gino Carlucci his job was to do an assessment of your housing and come up with ideas or projects to fill in the needs. The second purpose under MGL 40B if you have a housing production plan first approved and then certified and it becomes certified when you produce a .5 % or the total housing stock. The Chapter 40B program does provide for Safe harbor and you have one year to not approve a 40B. The handout has a summary of the HPP, This is not unique to Walpole, the aging population from 15% to 24%, and the population for fewer than 24 will decrease. The other significant finding, for housing to be considered affordable a person spends no more than 30% on housing. in Walpole 32% pay more than 30% of their income on housing. The town is at 7.1% affordable housing units. The current stock is 75% single-family homes. There has been an increase in multi family units. There are 800 units of multifamily.

Section II: Created affordable housing units with the character of Walpole. Talked about 40B if 25% are affordable, if only 20% serve under the 50% with lower income. Walpole currently has 485 units of Subsidized Housing. The town needs to create affordable housing units compatible in size, scale & architecture with prevailing character of Walpole. Should look at utilizing local, state and federal resources and programs to develop and monitor affordable units. Increase the number of quality rental and ownership units for senior citizens. Increase the supply of affordable homes for other resident with special needs, veterans or person with disabilities. Encourage the development of affordable housing for very low income households. Identify public and privately owned property that can support housing development. Look at working with Habitat for humanity. Talked about affordable unites in Downtown and East Walpole.

## Section III implementation strategies

Adopt inclusionary zoning, establish and affordable housing trust, can be used to develop affordable housing. Consider smart growth district, certain density requirements, you get a payment as an incentive. Chapter 40Q calculates the cost of education for children. Provide for accessory apartment, Walpole already does that. Develop additional public housing, very low income. Reestablish Open space. Mentioned the safe harbor provision Walpole needs to develop 45 units. Next year there will be an update in the number. To reach 10% you will need 256 units and in 2020 you will need 102 more.

Mr. O'Neil I don't have any questions we have talked about this quite a bit. I did want to comment you made the point there is a lot of development going on in the Downtown. I want to make sure that we don't seek affordable housing in that area. I don't think we have to change the goal, have the conversation that this is a concern, not looking to act on Goal #6 anytime soon. The 2020 implications are interesting; we need to get this plan in place. It is the right thing for us to be doing.

Mr. Salvatore wanted to hear from you directly. We had a long discussion about density bonuses. I have heard different statements as to whether or not elderly apartment bldgs. Mr. Carlucci they would count if they are affordable. As long as they are affordable they will count. If you have a rental project that is affordable it will help you get there.

(Nancy arrived at 6:24pm)

Mr. Salvatore were you able to identify any units or projects that are only for seniors. Mr. Carlucci I think so, I know there was a list of projects in the plan. Mr. Salvatore can you have senior only projects? Mr. Carlucci yes I believe so. Mr. Salvatore you indicated that the number will go up. Mr. Salvatore what is the town at now? Mr. Carlucci stated at 7.1%. Mr. Salvatore asked about the new units. I saw this section consider buying down properties in distress to make affordable. Accessory in law suites. Mr. Carlucci it may serve a need but does not count as affordable. Mr. Salvatore I saw you stated the mobility is low. Compared to surrounding towns. Mr. Carlucci I would guess you are similar. Mr. Salvatore Medfield has a high rate of people leaving once their children are done with school.

Mr. Salvatore did you identify any specific sites that would fit into the goals. Mr. Carlucci there is a list from the previous list. Mr. Salvatore that is something worth investing in especially for senior housing. The aging population has very few options. Looking at rental units and encouraging that, by providing town land. I am in favor of that. Looking for appropriate locations. It would be a bonus for our goal.

Mrs. Mackenzie through emails my questions were answered.

Mr. Gallivan there are 6 goals, preserve the character of Walpole. Take advantage of state programs. Low income it is important we have some. As far as Targeting Downtown and E. Walpole we want to drag our feet downtown until we see what happens after the apartments are completed. Thank you for your plan. I encourage your committee to keep going. Do smart things that will help in the long run. Mrs. Mackenzie going forward we could do a full zoning rewrite. Look at those parcels we could do a habitat for humanity,

MOTION moved by Mrs. Mackenzie to approve of the Housing Production plan as presented by Gino Carlucci and submitted by the Housing Partnership, seconded by Mr. Salvatore, VOTED 4-0-0

### 3-20 Entertainment License and Parking Lot license for Garden Bros. Circus

Mr. Johnson included in your packet is the information from the departments. There are issues with the egress and access of the facility. Concerned about the public safety as well as the fire chief.

Attorney Fink representing Garden Bros Circus thinks the BOH is all set, it comes down to the seats in the rinks, we will remove the seats from the ice. I think that will address the issues. Parking issue discrepancy on the Lots. If we remove the seats from the floor it should be fine.

Mr. Johnson explained that he did provide this letter to Garden Bros and Rob Barletta. Mike Yanovitch that will take care of most of the issues, the floor is not designed to hold that amount of people. The people moving toward the door, taking 450 off the floor will relieve most of the issues, I sent a request to them and there are a number of issues that have not been resolved. Talked about the electrical issue, I think we can get there, they have been doing this for 30 years, you are already selling tickets, have you sold too many tickets, taking the 450 off the floor, that satisfies the number of issues that I have. There are still issues that need to be done.

Paul Barry removing the people off the ice is helpful but parking is an issue. We ran into a problem last year with the parking. The current proposal showed them entering a fire lane, I drove by and there is not clear access. The electrical concerns the generator was outback running through the back entrance.

Mr. Gallivan that exit you are talking about is that connected to the ice rink layer. That is marked as an emergency exit. If the fire dept. is suppose to be charged with overseeing the parking, which is different than before.

Mrs. Mackenzie what are you considering the occupancy of this event? Mr. Yanovitch each section can hold 87 in the grand stand and there are 4 sections. That would be the maximum capacity. Mrs. Mackenzie is the other side blocked off? Mr. Yanovitch the other rink side will not be used. Paul Barry showed the road they want to use as an entrance. Mrs. Mackenzie where do they get the power for staying there? Mr. Barry they propose a generator. Mr. Yanovitch the event itself will have power via the generator. Not sure how the trailers will operate. Mrs. Mackenzie where are they showing were the animals will be kept?

Mrs. Mackenzie so no one will be allowed on the ice, but the animals and the circus people. Mrs. Mackenzie face painting on the ice, sales and animal rides. Mr. Yanovitch this rink is not built for this type of events. There is a safe number; I do not know that number as I have not received that number from them.

Mr. Salvatore the town has to show us what the safe number is, that is up to you to provide that number to us. You have to make a proposal to him, it seems like you have not provided a full application.

Mrs. Mackenzie when we met before we were clear that those 2 weeks were to be used for that purpose.

Mr. O'Neil wanted you to get everything done within the two weeks we gave you. It seems we made it clear that you had X number of things that needed to be completed. I don't see how we go forward with all the outstanding questions. Attorney Fink we have tried to address all the issues.

Ms. Ragosta how many exit doors are there available to the audience? Mr. Yanovitch no one from Garden Bros has ever stepped foot in the rink and they don't know. Egress out of the rink, and use of grandstands are sufficient except one is taken by the generator. Two that are sufficient to get people out. There may be two egresses. Ms. Ragosta my concern is the ability it seems the audience should be made aware of where all these exit doors are; make an announcement to the audience that would go a long way a tense situation. Can we make that a condition?

Mr. Gallivan safety is my number one concern, I don't have a blueprint of where the egress is, and I have been there. Ms. Ragosta the organizers should know where the exits are. Mr. Yanovitch if you look at my original email, to provide a copy of the announcements before the show. I got a one sentence email that said they would make announcements.

Attorney Fink the plan shows where the fire safety exits are. Ms. Ragosta the animals are all approved by the State.

Ellen owner of the school on the property. This year I was aware of the Circus. I have a school right next door. There are two shows daily. I did not know anything last year. Now they are going to use the back entrance. I do not know the purpose of that.

John Spillane, was out there last year. The Board of Health did approve their permits, I would hope there are no rides on the animals, the animals are not well kept and dirty. We had to call the police officer in. I did some reading on them and I didn't like what I read. Mr. Salvatore you indicated it got out of hand. Were they failing to be cooperative? Mr. Spillane yes, and the amount of stands they had set up. Robin wanted to see the mobile homes.

Mr. Gallivan at this stage I am against this, we tried to get them to take care of all the issues. Too many not completed.

Mr. Salvatore my recollection is you are at the top of the stands and egress have to come back up. Mr. Yanovitch there is egress at the ice level. The concern is that one of the ice levels egress is blocked by the generator. Mr. Salvatore if the people and there is an incident can they escape at the ice level, but they are using it to enter the animals and electric. Mr. Salvatore if I am against the boards in the bleachers, how would I get to the ice service level? Mr. Yanovitch you could walk along the bleachers and out. Mr. Salvatore is there anyway to move the generator to make the egress available. Paul Barry it can be moved. Mr. Salvatore so for regular usage that Zamboni exit is part of the safety exit plan. Paul Barry we are concerned with the double door that is where the electric is. Mr. Yanovitch showed David how people would enter and exit the facility.

Ms. Ragosta what is different with this year? Paul Barry last year the commissioner only granted permission on the stands, no customers were permitted to access the ice. Ms. Ragosta can we not require that again this year?

Mrs. Mackenzie the plan shows face painting and animal riding. Ms. Ragosta we approved this last year we should follow what we did. The issue is safety on the ice. Don't do that do what they did last year. I think this whole added layer of unknown.

Mr. O'Neil if we vote not to approve this tonight, I want to be sure that any tickets that were sold they are refunded. Attorney Fink they have been around for 100 years. Mr. O'Neil referenced the letter from MSPCA any truth as to what is in here then the Garden Bros Circus needs to get better with their handling of animals.

Attorney Fink agrees the Board should agree with what Ann is saying.

Mrs. Mackenzie for me based that you have been in business for 100 years that your application to the town would be seamless, based on last years significant problems, the application is not to the standards that we wanted, our dept. heads reached out many times. Every step along the way and safety of our citizens and animals, referencing the MSPCA has urged us to deny. I am going to deny.

Motion moved by Mrs. Mackenzie to deny the Parking License for up to 240 vehicles and the Entertainment License for Stellar Entertainment Group Inc. to be held on April 1st, April 2nd, April 3rd at Rodman Arena on the ground that the Applicant has failed to submit a completed application and on the additional ground that the materials demonstrate that the proposed activity will lead to the creation of a nuisance and will endanger the public health, safety and order. This decision is based on reports from the Town's Building Commissioner and Fire Chief, as well as based on past experience with the Applicant's shows in the Town of Walpole. In support of this decision, the Board makes the following findings: (both Mrs. Mackenzie and Mr. Salvatore read parts of the motion)

1. The application to hold a Circus is incomplete, insofar as the Applicant has failed to respond to numerous safety concerns raised by the Building Commissioner and Fire Chief and that the Board specifically required be addressed prior to issuance of a license
2. The Building Commissioner has advised Stellar Entertainment Group Inc. that the proposed exits are unsafe and dangerous on multiple occasions. The Commissioner has explained that the rink is not designed for a circus and care must be taken when proposing to host a use not compatible with the existing setup of a building. The Commissioner has yet to receive an adequate response to his repeated attempts to obtain compliance with the occupancy requirements of the code. These requirements are in place to ensure the safety of the building occupants, many of which will be children. The proposal of 450 people on the floor needs to be justified by showing compliance with minimum egress requirements. Previous attempts to furnish floor plans by the Stellar Entertainment Group resulted in plans sending people to dead end areas and areas of the rink that are impassable. This problem arises out having person who has never seen the rink, design the egress which the occupants will rely on to get out of the rink alive in case of emergency.
3. The Deputy fire Chief has advised the Board of Selectmen that he shares the Building Commissioner's concerns in regards to the capacity and exits and egress paths on the documentation that the Applicant has provided.
4. The Deputy fire Chief also questioned Stellar Entertainment Group's ability to use their proposed entrance to the site via the emergency fire lane to the south of 2150 Route 1. This area has never been used for regular traffic.
5. The submitted parking lot count is not consistent. Stellar Entertainment Group has stated 240 spots available in the north lot, the Deputy Fire Chief counted 113 spots. On the south side Stellar offers a count of 30 spots, the Deputy Fire chief has counted 22 with 8 of those being labeled as handicapped parking. With a proposed occupant load of 850, 127 parking spots would require an average of 6.69 passengers per vehicle.
6. Stellar has not shown how the animals will access the rink, how they will be kept and restrained and how their waste will be handled and removed.
7. Last year, during the Circus electrical cords ran from the back entrance where the generator is proposed to be located to inside the facility, if this is proposed to be the same again this year the affected exits will be compromised.

8. Stellar Entertainment has advised the Deputy Fire Chief that they propose using floor managers to lead people out of the facility. The Walpole Fire Department is unaware of what training the proposed floor managers have undergone to be able to lead multiple people out of the facility in the event an emergency. They propose utilizing the onsite public safety personnel to evacuate up to a specific number of spectators. The Board finds that the Applicant's evacuation plan is vague and insufficient to protect public safety, particularly in light of the egress problems identified by the Building Commissioner.

9. That the area proposed for the electrical conduits and passage of animals unduly restricts the egress required for the spectators to the rear of the building.

It is the Board's conclusion that the application cannot be fully evaluated unless and until all of the safety issues identified by the building and fire departments have been addressed, but based on the incomplete information provided, it is apparent that the proposed activity will lead to the creation of a nuisance and will endanger public health, safety and order. In light of this information the Board believes that it would be irresponsible to issue said licenses at this time.

Based on the foregoing, you are hereby notified that your application has been denied and you are hereby advised that it is unlawful to conduct a circus without a license from the Board. You are, therefore, hereby **ORDERED TO CEASE AND DESIST** from any action or activity to establish and/or operate such a circus in the Town of Walpole unless and until full compliance with applicable law is demonstrated and the required license is issued. This includes, but is not limited to advertising the circus on flyers, the Internet and other media and selling tickets. The applicant shall make reasonable efforts to provide refunds to any person who previously purchased tickets to the show.

Mr. Salvatore it is clear to me that the egress plan given the fact that animals and electrical is coming in this way, that is a situation that does not make this a feasible solution. Moving the generator, close to the building is a good solution. It is not clear to me that the fire entrance will not be blocked. Using the fire lane form RT I think people are going to miss that. From the pictures the fire lane does not look passable. I am careful about what my role is. My concern is the safety of the residents. These stands are going to be filled with children.

Mrs. Mackenzie after last year we were told this would not come back and it is back and there are animals. She talked about ordinance, animal care and one of the horses last year was unable to participate in the circus.

Seconded by David Salvatore  
VOTED 5-0-0

### 3-22 Michael Amaral, Historical Commission Associate member

Michael Amaral I sent a letter seeking to be back on. Two members asked me to be on the committee again. Project to put up a monument on the common that is dedicated that fought in the revolutionary war. Talked about another town Quincy square, saw a granite marker. Really cool marker bronze plaque, in grateful remembrance of those that fought from 1775 to 1783. Walpole had people that fought in the revolution, very little about that war in Walpole on April 19, 1775 Walpole men left and went to Lexington. At least we can mention the men of Walpole that marched. I was hoping I can get in as an Associate member and get a project going and raise funds to get this happening, Mr. Gallivan thanks for applying. My only hesitation sometimes there is turmoil when you were on the committee before. Mr. Amaral I disagree with that.

Mrs. Mackenzie what were the men that fought in the Revolutionary War called? I believe they were called Rebels. Mr. Amaral they were called Patriots, the English called them Rebels, and the records indicate they were called Patriots. Mr. Salvatore his grasp of history of the town is great. Ms. Ragosta I read your resume and I think you will be great on the Commission. It is a finer tribute to the town. It is the genesis of our country.

MOTION moved by Mr. Gallivan to appoint Michael Amaral as an associate member on the Historical Commission, seconded by Mr. Salvatore VOTED 3-2-0 (Mr. O'Neil & Mrs. Mackenzie opposed)

OPEN FORUM: Bill Hamilton when I was elected in 1982, talked about the prison. I don't think we should put fields next to the prison, I think there are better spots. I think you are taking a chance building near the prison.

#### Roselli Clark Associates-management letter

The general fund had a surplus of 4.4 million, mostly generated by revenues exceeding expectations. You need to be careful as you are in an area that is being developed. That can come to a stop. The other 1million or so is spending by the depts. The town has 4million in stabilization funds.

There was an increase of 1.67 million in stabilization, the town is stockpiling money. Free cash ending with \$6,331,794. Current year operations you were able to bring it back up. You use it to put back in the town.

Informational items- This should not be interpreted bad. Here is some stuff going on you should be aware of. There were to GASBY that redid the OPEB calculations. As a result of changing to the model it changes you liability. As of June 30<sup>th</sup> the town had about 2.9 million you are making some headway and getting funding in. You are slightly more than 5%. Talked about \$150,000 into the Trust fund.

Mr. O'Neil what is the right amount to be putting into the budget? We need to stay at it. When the economy does go the other way and it will. What is the right amount we should put into OPEB. You are a bit behind. Figure out a plan what you think is affordable. Pensions have to be fully funded by 2040. The real goal is you don't want to hit that crossover point.

Fraud prevention measures what we do in the audit is not a fraud audit. If someone is thinking about committing fraud in the town, it is a good way of stopping it.

Departmental turnovers- we are trying to push some of our towns every dept., talked about printing documents that show what they earned by permits. Turn in supporting documents along with turnovers.

Mandated lease transaction –the FCC has caught up with the idea that Lease is debt. They are starting to treat it like that. There are new rules. Becomes more complicated.

Budget forecasting- what is your future budget. Long term budget projections.

Student activity accounts nothing really stands out there.

Water and Sewer finally got identified, munis was dragging their feet. There is a consultant that has been contracted to fix this for the town.

Payroll withholding accounts- the ins and outs are matching you can show that the system is working the town can choose what to do with a variance.

Cash investments-Playing with some numbers on the trust funds

Escrow Accounts-you have already voted to write them off.

Unused remaining fund balances- when DOR got a new team, they asked for towns to take a good hard look at this. Why is every year no one is using it.

Capital Project funds-A lot of older balances that is being looked at.

Mr. O'Neil it is a comprehensive assessment. Gave us some great advise, it does point to the fact that we are making progress.

Ms. Ragosta has this report been presented to the Fin Com. Mr. Gallivan it comes to us first and then we send to Fin com. Ms. Ragosta it is up to them to adopt these polices and procedures. Mr. Gallivan it is up to us to implement these suggestions. Ms. Ragosta our revenue has increased year after year. Considering how we are growing are we in the best financial shape we can be?

Chad some towns make 6 million a year in free cash. They have a large commercial base and you are in a strong healthy situation. Ms. Ragosta when we get free cash we appropriate most of it and not keep a balance. Chad I would not spend every dollar of it.

Mrs. Mackenzie I think we have come some far this year, you did a great job.

Mr. Salvatore on the second paragraph on page 2. Questioned unassigned fund balance. Chad is your surplus and stabilization money, the other parts are reserves. Encumbrance's money that you have to work with. That is your starting point for free cash.

## **NEW BUSINESS**

### **3-23 Renewals to Boards and Committees**

MOTION moved by Mrs. Mackenzie to renew the terms for the individuals listed on Document 3-23 that submitted a request to be re-appointed to their current Board or Committee, except Amy DeVito seconded Mr. Gallivan, VOTED 5-0-0

Committee	NAME
Adams farm	Wayne Ellis (3yr term)
Board of Health	Carol Johnson (3yr term)
	Stephan Schaub (1yr term)
Board of registrars	Sally Olson (3yr term)
Committee for alcohol and drug awareness	Aicha Kelly (1yr term)
Constables	John Carmichael(3yrterm)
Council on aging	Roseanne Rockwell (3yr term)
	Jim Pellegrine (3yr term)
	Janet Fasanello (1yr term)

	Dorothy Smith (1yr term)
Cultural Council	Mary Connell (3yr term)
	Christine Weyhnan (3yr term)
Economic development com.	John Hasenjaeger (5yr term)
	Michael Slemmer (5yr term)
	Beth Pelick (5yr term)
Education fund com	Amy Devito (3yr term)
Historical com	Roger Turner (3yr term)
Insurance advisory	Stephen Fitzgerald (3yr term)
Norfolk advisory board	Richard Pila (1yr term)
Permanent building	Cameron Daley (3yr term)
Pond management	Daniel Ryan (3yr term)
	Clifton Snuffer III(3yr term)
	David Melish (3yr term)
	Shawn Mcdonald(1yr term)
Recreation	Annelise Fair (3yr term)
	William Buckley Jr (3yr term)
	Jeffrey Hutnick (1yr term)
	Umesh Kumar (1yr term)
Special Police	Jeffery Abate (1yr term)
	Steven Palmer (1yr term)
Taxation Aid Committee	Richard Zaccaro (3yr term)
Town Forest Committee	Christine Weylman (1yr term)
	Liana Cosgrove (3yr term)
Walpole trails com.	Glen Maffei (3yr term)
Zoning board	John Lee (5yr term)
	Andrew Delaney (1yr term)

MOTION moved by Mrs. Mackenzie to renew Amy Devito to Education Fund Committee, seconded by Mr. Gallivan 4-0-1 (Mr. O'Neil abstained)

### 3-25 Request to hold 5Kwalk/Run

MOTION moved by Mrs. Mackenzie to approve the request to hold the 5K walk/Run for the Society of St. Vincent DePaul, seconded by Mr. Gallivan, VOTED 5-0-0

### 3-26 One Day All Alcohol license, N. Walpole Fish and Game

MOTION moved by Mrs. Mackenzie to approve the request for a one day all alcohol license for N. Walpole Fish and Game, seconded by Mr. Gallivan VOTED 5-0-0

### 3-27 One Day live entertainment

MOTION moved by Mrs. Mackenzie to approve the request for one-day live entertainment for May 18, 2019 at 36 Mill Brook Ave from 5-9pm seconded by Mr. Gallivan VOTED 5-0-0

### 3-28 Wedding on Town Common

MOTION moved by Mrs. Mackenzie to approve the request to hold a small ceremony at the Gazebo on the Town Common March 23<sup>rd</sup> at Noon, seconded by Mr. Gallivan VOTED 5-0-0

## CONSENT AGENDA

MOTION moved by Mr. Salvatore to accept with gratitude following gifts seconded by Mrs. Mackenzie VOTED 5-0-0

1. Betty Jane Robinson, COA gift donation \$24.00
2. Betty Jane Robinson, COA gift donation \$170.00

MOTION moved by Mrs. Mackenzie to approve the Minutes of Feb 26, 2019, seconded by Mr. Gallivan VOTED 5-0-0

3-24 Spring Town Meeting Articles #2,3,4,7,8,13,14,15,16,17,18,19

### Article 2

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 2 seconded by Mr. Gallivan VOTED 5-0-0

### Article 3

MOTION moved by Mr. Gallivan to recommend Favorable Action on Article 3 seconded by Mr. O'Neil VOTED 4-0-1 (Mrs. Mackenzie abstained).

### Article 4

MOTION moved by Mr. Gallivan to recommend No Action on Article 4, seconded by Mrs. Mackenzie VOTED 5-0-0

### Article 7

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 7 seconded by Mr. Gallivan VOTED 5-0-0

### Article 8

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 8 seconded by Mr. Gallivan VOTED 5-0-0

Mr. Johnson stated it is basically a bill 79% of the overall sewer budget. The town is obligated to pay it. It is based on a formula. Ms. Ragosta, what is the driving force that is increasing our costs? Mr. Johnson it is a percentage of the budget. He will get back to Ms. Ragosta on the driving force.

### Article 13

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 13 seconded by Mr. Gallivan VOTED 3-2-0 (Mr. Salvatore and Ms. Ragosta opposed)

Ms. Ragosta looking at your figures you are looking at 11 million dollars. Mr. Johnson what we are looking at is a number of 7 million dollars, the estimates, included splash pad, the building itself was about 1 million. We are doing some alternates for the bids. Ms. Ragosta if you are looking at a minimum of 9 million dollars so you will be looking for town meeting to support She noted that there will probably be an override for the schools. This is the time for us to look at the next several years we are going to be asking taxpayers to pull out of their pockets. I think we should get our schools resolved and know how much that is going to cost. Then it can be revisited. We have 1.5 million dollars from FATM that could be used for the schools and not the fields. Need to think about this much more carefully, I am not in favor of supporting this for town meeting.

Mr. Salvatore you indicated that you would be asking for 6 to 7 million dollars. Mr. Johnson the debt budget is the main part of this project. We are building this up. We started this 3 years ago. If we went to 8 million it would put us over budget. Mr. Salvatore if you borrow the 6 to 7 million you will be at your capacity. Mr. Johnson next year. Mr. Salvatore we are a sports town, primarily we are a school town and we should hold it aside for the schools. We are going to need money. Mr. Salvatore talked about putting all 892 middle school students into one school. I will vote no.

Mrs. Mackenzie when we did a master plan we identified then the need for fields. The town is a pie; this is in the plan and has been for over 10 years. Is it tragic that we have not done anything in some time.

Jim O'Neil there has been a need for the town and the next logical step. Talked about the bid numbers, we need to move forward with this.

Ann talked about the cost of Bird Middle School. She does not think the fields are going anywhere.

#### Article 14

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 14 seconded by Mr. Gallivan VOTED 5-0-0

#### Article 15

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 15 seconded by Mr. Gallivan VOTED 5-0-0

It was the authorization to borrow. And we did not borrow.

#### Article 16

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 16 seconded by Mr. Gallivan VOTED 4-0-1 (Mr. O'Neil abstained)

#### Article 17

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 17 seconded by Mr. Gallivan VOTED 5-0-0

#### Article 18

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 18 seconded by Mr. Gallivan VOTED 5-0-0

#### Article 19

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 19 seconded by Mr. Gallivan VOTED (3-2-0) Mr. Salvatore and Ms. Ragosta opposed

Discussion regarding why would be limiting them. Ms. Ragosta other than putting it in a certain location, what other hoops do they have to go through? I don't understand the purpose of this by law; I understand where they are located. I think this is social engineering. Where they should be located but should it go to the ZBA.

## TOWN ADMINISTRATORS UPDATE

Budget- He informed the Board the Finance committee is probably going to vote on the budget to be presented to town meeting on March 28 or April 1. He would like the board to consider voting on the budget in April.

Applebee's hotel- He expect it will be wrapping up the language on the various agreements for this property during the month of April and Will as the Board to review and vote on the agreements in late April/ May.

Route 1A Fields- The bids are on the street and expect to have them back on April 11. Attached is a most up to date site plan.

Route1A- the TIP is up for consideration again by the MPO. Plans on heading into Boston on March 28<sup>th</sup> to speak in favor to keeping the Route 1A project on for 2020.

MSBA – The Building committee needs to be appointed soon. Although the MSBA does dictate some of the individuals who must serve on the committee there are other positions on the committee that the town can appoint to serve. He expects that he will be providing a recommendation to the Board in April that outlines who the Board may want to consider.

West Street- the Board is scheduled to take up the Eversource application for the apartments being constructed on West St. You may recall that the Board held this item a few months ago so that the underground utilities' on Glenwood could be explored further and the number of streetlights that are out could be restored. They are making progress with the Street lights and the Glenwood ave matter is progressing slowly.

Nancy wants to put on an agenda the issue of the Marijuana store location on Route one Sharon can we maybe get an update to our board and what this means to us and how it is going to impact Walpole.

**Motion** moved by Mrs. Mackenzie to adjourn the meeting at 9:30pm, seconded by Mr. Gallivan  
VOTED 5-0-0