

The Board of Selectmen met on Tuesday, April 30, 2019 beginning at 7:00pm in the Murphy Room at the Walpole Cooperative Bank South Street Center. Mr. Salvatore was absent. The following members were present.

Mark Gallivan, Chairman  
Nancy Mackenzie, Vice Chairman (arrived at 7:06 pm)  
James O'Neil  
Ann Ragosta

Also present  
James Johnson, Town Administrator  
Stacy Hickey, Principal Clerk

I. Mr. Gallivan called the meeting to order at 7 pm followed by the Pledge of Allegiance

II. ANNOUNCEMENTS AND PROCLAMATIONS

III. APPOINTMENTS

4-16 Doug Shea seeking to be appointed to Recreation Committee as an Associate Member

MOTION moved by Mr. Gallivan to appoint Doug Shea as an Associate Member to the Recreation Committee, seconded by Mr. O'Neil VOTED 3-0-0

4-17 Brad Hickey seeking to be appointed to Recreation Committee as an Associate Member

MOTION moved by Mr. Gallivan to appoint Brad Hickey as an Associate Member to the Recreation Committee, seconded by Mr. O'Neil VOTED 3-0-0

4-18 Change of Manager and Change of Officers for the VFW, 109 Robbins Rd

MOTION moved by Mrs. Mackenzie to approve the Change of Manager to Michael Mazonkas and Change of Officers for the VFW, 109 Robbins Road, seconded by Mr. Gallivan VOTED 4-0-0

4-19 Marilyn Thompson BAN & Bond Borrowing for various articles authorized at Town Meeting

VOTE OF THE BOARD OF SELECTMEN

I, the Clerk of the Board of Selectmen of the Town of Walpole, Massachusetts (the “Town”), certify that at a meeting of the board held April 30, 2019, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Further Voted: that the sale of the \$6,085,000 General Obligation Municipal Purpose Loan of 2019 Bonds of the Town dated May 15, 2019 (the “Bonds”) to Raymond James & Associates, Inc., at the price of \$6,639,125.55 and accrued interest is hereby approved and confirmed. The Bonds shall be payable on May 15 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2020	\$355,000	5.00%	2030	\$280,000	3.00%
2021	355,000	5.00	2031	275,000	3.00
2022	355,000	5.00	2032	275,000	3.00
2023	355,000	5.00	2033	275,000	3.00
2024	355,000	5.00	2034	275,000	3.00
2025	355,000	5.00	2035	275,000	3.00
2026	345,000	5.00	2036	275,000	3.00
2027	285,000	5.00	2037	275,000	3.00
2028	285,000	5.00	2038	275,000	3.00
2029	285,000	3.00	2039	275,000	3.00

Further Voted: to approve the sale of \$2,245,313 General Obligation Bond Anticipation Notes of the Town dated May 16, 2019, payable May 14, 2020 (the “Notes”) to Eastern Bank at par and accrued interest plus \$23,620.69 of premium.

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated April 12, 2019 and a final Official Statement dated April 25, 2019 (the “Official Statement”), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that in connection with the marketing and sale of the Notes, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated April 12, 2019 and a final Official Statement dated April 25, 2019, each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver continuing and significant events disclosure undertakings in compliance with SEC Rule 15c2-12 in such forms as may be approved by bond counsel to the Town, which undertakings shall be incorporated by reference in the Bonds and Notes, as applicable, for the benefit of the holders of the Bonds and Notes from time to time.

Further Voted: that we authorize and direct the Town Treasurer to establish post issuance federal tax compliance procedures and continuing disclosure procedures in such forms as the Town Treasurer and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and Notes and to comply with relevant securities laws.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk of the Town of Walpole (the "Town Clerk") and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds or the Notes were taken in executive session, all in accordance with G.L. c.30A, §§18-25, as amended.

Dated: April 30, 2019

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Clerk of the Board of Selectmen

Motion by Mrs. Mackenzie to approve and accept the BAN and bond borrowing for various articles as authorized at Town Meeting as referenced in document dated April 25, 2019 ,4-19, seconded by Mr. Gallivan VOTED 4-0-0

4-20 Kathleen McCabe, PowerPoint presentation on Downtown Parking and Economic Development Strategy Study

Kathy McCabe, Principal and John Shevelin, SVP of Pare Corp. were asked to look at parking and econ dev of downtown.

John Shevelin we looked at parking, mobility of sidewalks, street crossings. Looked at morning, midday and peak hours of parking in Oct/Nov of 2018. Public parking (nonMBTA) still a lot of spaces available. MBTA lots are at capacity. Commuter Rail parking lots at station and Elm Street at capacity. Impacts circulation as well for people driving around looking for spaces. New construction resulted in loss of commuter parking on private property – approximately 180 spots. Walpole vs other communities has least available MBTA parking.

We surveyed businesses, MBTA commuters. Town municipal lot gets a lot of use. Street parking is used for those going into 1 destination. We have an opportunity to have commuters visit businesses downtown. 60% of commuters surveyed are not visiting downtown Walpole businesses.

Walkability –somewhat walkable community, received a score of 52 for Walpole, only better than Norfolk and Dover. Crosswalks have some issues, concerns. Sidewalks are in good conditions. Kathy McCabe how to strengthen downtown. Should implement some wayfinding/visible communication info and have it available at the train station. Competition – in a very competitive marketplace, near Patriot Place, Legacy Place. Within a 5 min drivetime there are retail opportunities.

3 Customer Bases

Residents – about 2500 households downtown, about 9,000 town-wide households

Area Employees- 3400 people working in downtown Walpole

Visitors- not a key segment

Over 10% retail sales are now ecommerce. For physical stores – they tend to be smaller, less inventory, more showrooms, have delivery vehicles. Business districts that are adapting and thriving in this environment tend to be online savvy, have social districts, places where people gather, co-working spaces, retailers offering experiences, wine tastings, food tastings, how-to's, yoga. People are interested in collecting experiences, not just goods. How do we achieve vision? Cannot survive as an only auto-oriented district. Need to embrace walkability, embrace nature.

Identified recommendations in 5 Categories: Parking, Economic Vitality, Design, Promotion and Organization.

Parking – MBTA there is a problem, but as far as downtown, just need to communicate where the downtown parking is. Manage parking better, enforce parking regulations, add spaces as needed, make downtown more walkable

Econ Vitality -, more housing downtown would be a big plus. Grow small business, redevelopment CVS lot prime candidate, put buildings along Main Street

Design - Wayfinding, improve and continue to enhance streetscapes, storefront improvements

Promotion - Create image/branding identity – shop local campaign would be helpful, show local businesses that they are supported, downtown app, special events, placemaking – looking at history, culture, identity how it is unique and enhance that.

Organization - Requires work of a committee, involving residents, property owners, business owners, volunteers. Public- private partnership.

Mrs. Mackenzie we used to have downtown chamber. Planning Board member Sarah Katib has started a committee already looking at these issues. How is new building downtown going to impact us? Will it help some of the issues? Where are our priorities as a town? Kathy McCabe we need volunteers representing all segments, tough to get small business owners as their hours are already long. Large civic presence is a plus. Need town and resident input. New dev is a big plus. Work on where Walpole sees the priorities. Mrs. Mackenzie need a discussion with the MBTA re parking, our spaces are way behind everyone else. Kathy McCabe we have mentioned looking at additional spaces in our plan. Mrs. Mackenzie the map in the presentation doesn't show one of the MBTA lots, can you amend the map before we accept the plan. John Shevlin yes we can amend this.

Mr. Gallivan Jay Ash mentioned garage type parking. Mr. O'Neil new units being built, an opportunity exists to take advantage of downtown. Can you discuss walkability and specific recommendations as to improve the walkability of the downtown. John Shevlin suggested making intersections safer, using bump outs. Get motorists to recognize it is a pet friendly area. Make crosswalks more visible. Kathy McCabe along Rte 27 from common to train station is bleak, very few trees, not even a sign showing where downtown Walpole is. Mr. O'Neil wants specific recommendations. Kathy McCabe that's really the next step, we had a broad assignment with fixed budget. If you want specifics, that may require more analysis because you are spending more capital. Look at location of coffee shops, restaurants, I don't see them when at the train. Restaurants have a good clientele, but you need to make sure people know about them. App can be helpful. Have some vacancies, room for new businesses. Do special events, highlighting what you already have. Marketing, online newsletter, profiling different businesses. Potential collaboration between restaurants, music stores.

Mr. O'Neil at Gillette, there is music being played, piped in or live. Kathy McCabe I live in Roslindale, more people come to farmers market because we have music playing. Mr. O'Neil signage is one way for parking awareness, are there better ways? Can we have open spaces available (automated parking sensors) Kathy McCabe it is expensive to do automatic parking counts, maybe longterm, not at that point yet.

Mr. O'Neil quite a number of open parking spaces downtown. MBTA situation is a problem, have there been any towns that have employed successful strategies working with MBTA to increase parking. Kathy McCabe the MBTA always likes it when someone else pays for it. Look at collaboration, joint funding, acquisition of land, sharing of resources. Mr. O'Neil thanks, good first start. Can dovetail nicely with what Sarah has going on. Mrs. Mackenzie- Donell you talked about doing speakers on the common, lampposts, this could come back around and may be right time for that. We have a world class dance studio, let's show it off, main street live, farmers market.

Ms. Ragosta you reaffirm what I've been thinking. Timing is everything. I'm a newly minted member of Chamber of Commerce, shop local marketing strategy, first time consumers program. First time customer coupon book,groupon. Welcome wagon idea. Does that entice people? Kathy McCabe coupons are good, but business have to deliver. 2 step process, need a good experience so they come back. Not just shop local for new residents, but shop local for

existing residences Ms. Ragosta are you aware of towns that offer incentives to business owners for improvements? Kathy McCabe sometimes thru community development block grants, sign and façade programs, not all communities are eligible. Local banks and leadership could make a difference. Sign and façade programs important to have design assistance, can be more pivotal than funding. Financing not always biggest hurdle.

Mrs. Mackenzie MAPC could they work with us to find some of the funds available? Ms. McCabe yes they provide a variety of services, may provide tech assistance to what is available. Mr. Gallivan thank you, lots of great ideas. Can start some discussions with Sarah's group. Easy things to work on are parking signs. Sarah Katib we have a plan for all this, how much can the town support us, how much cooperation can they offer and how much financial support.

4-21 HEARING Eversource installation of conduit at 767 East Street

MOTION moved by Mrs. Mackenzie to open the hearing, seconded by Mr. Gallivan  
VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to wave reading of public hearing, seconded by Mr. Gallivan VOTED 4-0-0

Maggie Walker to provide electric service for the East Street former Walpole Woodworkers site. Rick Schifone and Shawna Kyle from Eversource Electric underground conduit, coming out of an existing manhole, in front of Eastover Road, underground in development, couple of above ground switches. Mr. O'Neil East Street is busy, how are you going to do work, how will it impact traffic flow. Rick Schifone during construction, we will take one lane, work with DPW, specify non commuting hours. Would plate if we have to stop before end of shift, trench will be 3 ft wide. Ms. Ragosta is it standard for utilities to be underground? Rick Schifone depends on situation, standard if already underground, will keep in underground. Maggie Walker wants to make sure all underground work is done at the same time. Rick Schifone putting in 4 -5 in ducts so can handle multiple lines, will all be in same excavation. Maggie Walker for street opening we will impose conditions along with the Police and Fire as far as times of day and traffic management when they come in for it. Would check road moratorium as well.

MOTION moved by Mrs. Mackenzie to close the hearing, seconded by Mr. Gallivan  
VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to approve the request of Eversource for the installation of 35+/- conduit near 767 East Street for Electric service subject to the conditions set forth in the Town Engineers memo of March 26, 2019, seconded by Mr. Gallivan VOTED 4-0-0

4-22 PUBLIC HEARING, Italian American Club, Alteration of Premises

MOTION moved by Mrs. Mackenzie to open the public hearing, seconded by Mr. Gallivan VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to wave reading of public hearing, seconded by Mr. Gallivan  
VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to close the public hearing, seconded by Mr. Gallivan VOTED 4-0-0

MOTION by Mrs. Mackenzie to approve the Alteration of Premises for the Italian American Club as  
presented to move the bar to a new location, seconded by Mr. Gallivan VOTED 3-0-1  
(Ms. Ragosta abstained)

4-23, 4-24, 4-25 Appointment of Sandhya Malur, Virginia Ryan, and Michael Brennan as Regular Member  
to the Walpole Trails Committee

Mr. Gallivan love it when people volunteer, thanks to all of you for volunteering.

MOTION moved by Mrs. Mackenzie to appoint Sandhya Malur, Virginia Ryan, and Michael Brennan as  
Regular Member to the Walpole Trails Committee, seconded by Mr. Gallivan VOTED 4-0-0

IV. OPEN FORUM  
V. NEW BUSINESS

4-26 Epiphany Parish to hold the Village fair and Road Race

MOTION moved by Mrs. Mackenzie to approve the annual request of the Epiphany Parish to  
hold the Village Fair and Road race on June 8<sup>th</sup>, 2019, to use the Town Common, and to have  
police exclude traffic on those streets directly bounding the church and to allow the Fair the  
use of Front Street, seconded by Mr. Gallivan VOTED 4-0-0

4-27 Norfolk County Agricultural High School to use Old Fisher Ballfield

MOTION moved by Mrs. Mackenzie to approve the request of Norfolk County  
Agricultural High School to use Old Fisher ballfield on June 6, 2019, seconded by  
Mr. Gallivan VOTED 4-0-0

4-28 Bid contract No. 2019-13 Elm St. School generator to Systems

MOTION moved by Mrs. Mackenzie to award Bid contract No. 2019-13 Elm St. School  
generator to Systems Electrical Services in the amount of \$209,400 seconded by Mr.  
Gallivan VOTED 4-0-0

Mr. Johnson received 3 competitive bids, looking to get this scheduled soon.

4-29 Bid Contract no. 2019-18 Turco Field Replacement

MOTION moved by Mrs. Mackenzie to award Bid Contract No. 2019-18 to FieldTurf USA Inc. for the Turco Field Replacement in the amount of \$134,461.00, seconded by Mr. Gallivan VOTED 4-0-0

Mr. Johnson was pleased with price, multiple funding sources, been saving up for this the last couple of years. Ready to go end of school be done by Aug 1<sup>st</sup>.  
Mrs. Mackenzie discuss history of this, people donated across the towns, then started putting away in budget knowing turf has a set lifespan, which we have exceeded, continued to get private donations for it. 100K+ private donations.

4-30 Use of Adams Farm, Barn Burner Race

MOTION moved by Mrs. Mackenzie to approve the request of Blue Hills Cycling Club to use Adams Farm for Barn Burner Race on August 4, 2019 8am-5pm, seconded by Mr. Gallivan VOTED 4-0-0

4-31 Use of Adams Farm, Blue Hills Cycling training event

MOTION moved by Mrs. Mackenzie to use Adams Farm for Blue Hills Cycling Club to hold Training events on 5/22, 6/12, 6/26, 7/10, 7/24, 8/14, 8/28 & 9/11, seconded by Mr. Gallivan VOTED 4-0-0

4-32 Annual town Election Warrant

MOTION moved by Mrs. Mackenzie to sign the Annual town Election Warrant for Saturday June 1, 2019, seconded by Mr. Gallivan VOTED 4-0-0

Mr. Johnson 4 person Planning Board and Selectmen's Race.

4-33 One day All alcoholic license, Knights of Columbus

MOTION moved by Mrs. Mackenzie to approve the request of the Knights of Columbus for a one day all alcoholic license for May 3, 2019 from 6pm-10pm, seconded by Mr. Gallivan VOTED 3-0-1 (Ms. Ragosta abstained)

VI. OLD BUSINESS

VII. CONSENT AGENDA

MOTION moved by Mrs. Mackenzie to accept with gratitude the following gifts

1. James Robertson, to Police Dept. for crosswalk visibility \$300 (4-34)
2. Walpole Cooperative Bank, Recreation dept. community events \$5,000.00 (4-35)
3. Mom's Club of Walpole, Recreation Dept. Program Scholarships \$445 (4-36)

Seconded by Mr. Gallivan VOTED 4-0-0

VIII. TOWN ADMINISTRATORS UPDATE

Budget is ready to go, balanced. Rte 1A Fields packet q/a sheet, breakdown of bids, if project approved, consider award on May 14, 2019. Finance Com meeting to be held this Thurs at 7:30 pm. School Building Committee we moved it down to 15 members, I will be nonvoting member. 3 members of School Committee, 3 members of Permanent Building Committee, a member of the Board of Selectmen, a member of the Finance Committee and some school officials. Vacancy is advertised for 2 at large positions. Is board ok with proposed makeup? Mr. Gallivan is comfortable with this makeup. Mr. Gallivan committee will be in existence for approx. 5 years, encourage people to look into applying. Mr. Johnson would like to recognize the members of the Permanent Building Committee. Mr. Gallivan May 14 one of our members will be voted in on the committee.

MOTION by Mrs. Mackenzie to send Permanent Building Committee members a thank you note, seconded by Mr. Gallivan VOTED 4-0-0

Mrs. Mackenzie would like to recognize the birth of Cindy's first grandchild.

IX. MINUTES

MOTION moved by Mrs. Mackenzie to approve the Minutes of April 2, 2019 with clerical correction, seconded by Mr. Gallivan VOTED 4-0-0

X. ADJOURNMENT

MOTION moved by Mr. Gallivan to adjourn at 8:43 pm, seconded by Mrs. Mackenzie VOTED 4-0-0