

The Board of Selectmen met on Tuesday, December 17, 2019 at 7:00pm in the Main Meeting Room of Town Hall. The following members were present. Mrs. Mackenzie was absent.

James O'Neil, Chairman
Benjamin Barrett, Clerk
Mark Gallivan
David Salvatore

Mr. O'Neil called the meeting to order at 7:15pm followed by the Pledge of Allegiance.

APPOINTMENTS

12-13 Elizabeth Roof seeking appointment to Ponds Committee

Ms. Roof my husband grew up in town and skated on the ponds a few years ago we got involved and my kids learned to skate there. I enjoy running it. That is why I want to get involved. Mr. Salvatore thank you for your work already

MOTION moved by Mr. Barrett to appoint Elizabeth Roof to the Ponds Committee seconded by Mr. Gallivan
Voted 4-0-0

12-14 Robert Crugnale seeking appointment to Ponds Committee

Mr. Crugnale Walpole for 4 ½ years my son plays hockey and skates on the pond as well, I want to give back and keep the place alive. Mr. O'Neil we are lucky to have the kind of ponds we have. Mr. Gallivan thank you, I appreciate you volunteering

MOTION moved by Mr. Barrett to appoint Robert Crugnale to the Ponds Committee seconded by Mr. Gallivan
VOTED 4-0-0

12-15 Kevin Spendley seeking appointment to Economic Development Committee

Mr. Spendley I moved to town 13 years ago a daughter who is a senior in the High School. My wife is active and as a RTM for years. Help volunteer what better than the community I live in. 40 years in business should help. I am looking to take my experience to the town.

Mr. O'Neil it is nice to have people volunteer. Mr. Gallivan I have seen you ad fundraisers and other events. Thank you.

MOTION moved by Mr. Barrett to appoint Kevin Spendley to the Economic Development Committee seconded by Mr. Gallivan VOTED 4-0-0

12-16 Carl Balduf seeking Vote from Board for taking & Acceptance Documents for Hancock court Station 6+70.65 to 11+18.47

Mr. Balduf explained this is the final step to make Hancock court a public way.

MOTION moved by Mr. Barrett to adopt, endorse and notarize the order of taking of land for Hancock Court Station 6+70.65 to 11+18.47+/- and to file in the office of the Town Clerk seconded by Mr. Gallivan
VOTED 4-0-0

MOTION moved by Mr. Barrett to accept, endorse and notarize conveyance of easements and grant of utilities and roadway Easement for Hancock Court, Station 6+70.65 to 11+18.47+/-_seconded by Mr. Gallivan VOTED 4-0-0

8:00pm- OPEN FORUM -NO ONE PRESENT

NEW BUSINESS

12-17 renewal of license for Parking Lots as listed in document

MOTION moved by Mr. Barrett to renew the Parking Lot licenses as listed in document 12-17 seconded by Mr. Gallivan VOTED 4-0-0

Town of Walpole Parking Lots 2020
For Gillette Stadium Events

Name	Address	Lot #	# of Vehicles
KCBT, LLC Richard Quinn 672 Common Street Walpole, MA 02081	2265 Providence Hwy 617-201-5402	1	34
Bad Dog Realty Trust Kathleen Salzberg 2245 Providence Hwy. Walpole, MA 02081	2245 Providence Hwy. 508-734-5887	2	45
VNAP Inc. Stephanie Kube 5 Bryant Circle Middleboro, MA	2250 Providence Hwy. 508-367-1994	4	66
Hercules Realty Nicholas Panagopoulos 2 Washington St. P.O. Box 442 Foxboro, MA 02035	54 Water St.(Rear) 508-668-2003	6	26
Millbrook Homes Cary Orlandi 20 Young Road Foxborough, MA 02035	2255 Providence Hwy. 508-734-5884	7	50
DV Realty Partners, LLC Jiten Patel 495 Westgate Drive Brockton, MA 02321	2375 Providence Hwy 508-427-1667	8	77
Atina Eastern Pearl Alex Deng 68N. Washington St #409 N. Attleboro, MA 02760	2275 providence Hwy 917-326-0071	3	80

Mr. Salvatore talked about a bond that allows the state and town to charge fees for parking. Keep an eye out for that.

12-18 renewal of license for Entertainment as listed in document

MOTION moved by Mr. Barrett to renew the Entertainment licenses as listed in document 12-18 seconded by Mr. Gallivan VOTED 4-0-0

Town of Walpole 2020 Entertainment ONLY

NAME	ADDRESS	AMUSEMENT
Dream Machine	90 Providence Highway	50 Coin Operated Machines
Walmart	550 Providence Highway	3 Coin Operated Amusement Devices
Walpole Footlighters	Scout Road	Theatrical Plays

12-19 renewal of licenses for Common Victualler only as listed in document

MOTION moved by Mr. Barrett to renew the Common Vitaualler's licenses as listed in document 12-19
SECONDED BY Mr. Gallivan VOTED 4-0-0

Common Victualler ONLY 2020

Establishment (28)	Address
Barnes & Noble	90 Boston-Providence Hwy.
Big-Y World Class Market	999 Providence Hwy.
Break Away Sports Café	2130 Providence Hwy.
C Scotts	1600 Providence Hwy
Country Kitchen Donuts	745 Main St.
Crisp	1409 Main Street
Cumberland Farms #3455	1324 Main Street
Dunkin Donuts - off RT1	506 High Plain Street
Dunkin Donuts	21 Boston-Providence Hwy.
Dunkin Donuts - South Walpole	1425 Main St.

Dunkin Donuts - Rocky's Plaza	703 Main Street
Dunkin Donuts-Wal-Mart	550 Providence Hwy.
Dunkin Donuts	995 Old Post Road
East Walpole Market & Deli	196 Washington St.
Family Pizzeria	637 Main Street
First Sandwich Shop	975 Main St.
Five Guys	104 Providence Hwy.
GG Pizza Company	90 Providence HWY
Leo's Pizzeria	1363 Main St.
McDonald's - Walpole	595 Main St.
Panda Express	106 Providence Hwy.
Panera Bread	130 Providence Hwy.
PieZoni's	555 Providence Hwy
Pizzeria Grande	1185 Washington Street
Rico's Pizza & Subs	1351 Main St.
Starbucks Coffee	431 High Plain St.
Supreme Pizza & Subs	883 Main St.
Taco Bell #4961	90 Boston-Providence Hwy.
The Good Food Store	411 High Plain St.

12-20 renewal of licenses Hotels, Motel and lodging as listed in document

MOTION moved by Mr. Barrett to renew the Hotels, Motel and Lodging licenses as listed in document 12-20 seconded by Mr. Gallivan VOTED 4-0-

Town of Walpole
Lodging; Motel & Hotel Licenses - 2020

Name:	Address:	Fee:	Remarks:
S & H Hospitality Realty, LLC DBA: Fairfield Inn & Suites	630 Providence Hwy	\$50.00	Hotel License
DV Realty Partners, LLC DBA: Home 2 Suites	2375 Providence Hwy	\$50.00	Hotel License
John R. Sanzi DBA: John Sanzi Lodging House	902 Main Street	\$50.00	Lodging House

17-19 Woodworth Street, LLC
DBA: Old Colony House

793 Main Street

\$50.00

Lodging House

KVD, LLC
DBA: Walpole Motel

2200 Providence Hwy

\$50.00

Motel License

12-21 renewal of Class I, II, III vehicles as listed in document

MOTION moved by Mr. Barrett to renew the Class I, II and III vehicle licenses as listed in document 12-21,
Seconded by Mr. Gallivan VOTED 4-0-0

Dealers – Sellers 2020

NAME	ADDRESS	SPACES
Class I (3):		
Minuteman Fire & Rescue Apparatus, Inc. dba: Allegiance Fire and Rescue	2181 Providence Hwy	
Minuteman Trucks, Inc. dba: Minuteman Trucks	Rte. 1 at Pine Street	
	.	
Class II (14):		
1-A Auto Group, LLC dba: Walpole Auto Sales Group	1449 Main Street	(10) cars for sale
1-A Auto Sales LLC dba: 1A Auto Sales	1391 Main Street	(12) spaces
Allied Recycling Center, Inc. dba: Allied Recycling	1901 Main Street	
Auto Brokerage Inc. dba: Auto Brokerage	1171 Main Street #2	(12) spaces
Donald R. Urquhart dba: Donald R. Urquhart Sales	2080 Main Street	(1) car display only
G.A.W. Corporation dba: Goldie's Auto Wholesale	1801 Main Street	
Imotobank, LLC dba: Imotobank	4-8 Industrial Road	Max of 55
Kilani Brothers, Inc. dba: North Walpole Auto	215 Main Street	(6) for sale (14) overnight
Robert Issa dba: Robert's Garage	1171 Main Street #1	(5) spaces near bay #1
Goodwill Enterprises Inc. dba: Bid Cars Boston	623 Providence Hwy.	(100) no parking 50 ft. from front lot line
Christopher MacLeod dba: Suburban Auto Technicians	4 Norfolk Street	(10) vehicles
U-Haul Co. of MA & Ohio Inc. dba: Boston Trailer Mfg. Co.	1 Production Road	
Chris Service Center, Inc. dba: Walpole Auto Sales	1701 Main Street	no more than (20) cars for sale
Walpole Collision Center, Inc. dba: Walpole Collision Center	908 Main Street	(10) outside (20) plus inside
S & E Auto Service & Sales Inc. dba: Walpole Mitsubishi	575 Providence Hwy.	max (49) vehicles
Class III (4):	ADDRESS	SPACES
Allied Recycling Center Inc. dba: Allied Recycling	1901 Main Street	
G.A.W. Corporation dba: Goldie's Auto Wholesale	1801 Main Street	
Main Street Auto Body & Parts, Inc.	609 Main Street	

dba: Main Street Auto Body & Parts, Inc.		
Chris Service Center, Inc. dba: Walpole Auto Sales	1701 Main Street	

12-22 Discussion and Vote on Extension Agreement between Town of Walpole & Walpole Media Corp

Mr. Johnson explained it is a simple extension for this. It expired in 2018 so I think everything is in order.

MOTION moved by Mr. Barrett to renew and extend the agreement between the Town of Walpole and Walpole Media Corporation effective December 17, 2019 for an additional three-year term, which will expire on December 31 2022. Seconded by Jim O'Neil, VOTED 3-0-1 (Mr. Gallivan abstained)

12-23 Discussion and Vote on Request of police Department for Sign Boards

Mr. Johnson these message boards are used within the entire town. They have been used and are not working properly. I think it is important to have these for communication. He checked with Jodi to see if we can use the Cable Access funds, PEG funds. Mr. O'Neil what are we going to do with old ones. Mr. Johnson we will surplus them out.

MOTION moved by Mr. Barrett to authorize the Police Department to purchase two Silent Messenger II Mid-Sized Message Boards from the Cable Access Funds in the amount of \$41,876. Seconded by Mr. Gallivan, VOTED 4-0-0

12-29 Discussion and Vote on Town Accountant employment agreement

Mr. Johnson this is an agreement with Jodi, she is one of the main reasons our budget is going smoothly. She is being sought out by other communities.

MOTION moved by Mr. Barrett to approve and sign the Terms and conditions of employment agreement between the Town of Walpole and its Town Accountant for a three-year term beginning on July 1, 2020 through June 30 2023 seconded by Mr. Gallivan VOTED 4-0-0

Discussion on Town house reuse committee

I would like direction on this. We can formalize this 300th anniversary committee. It is coming up in 2024. If we need funding maybe we can start an exploratory committee. Mr. Johnson talked about the committee. We have \$17,000 dollars remaining to do some work. I asked Kevin to show me what we can do. The roof on the third floor that is not a structural roof. We have to get that building up to rent it out. We have reached out to several places and there is no interest. Reached out economic housing committee, we did get award that 1 million dollar bond. They can invest some of that money in there. It is a downtown revitalization. Mr. O'Neil is there anything we should be thinking about on the spring t. meeting on this. Mr. Johnson we have already appropriated some. Snow and Ice is not looking good. By the Fall I will know about the grant. No nothing for the spring. Mr. O'Neil what is the ask right now. Mr. Johnson asked them to give him a month or two and get information back from Kevin. Mr. Salvatore I don't know what a bid ready document what is that going to be. I don't see, have to have a concept of what we want. We have to be sure we have the funds to keep it secure. I think if we don't have a use for it, we should look at creating a corporation that holds it. Preservation tax credits, to qualify if it is in an entity that pays taxes. There are companies out there that do this type of work. I think that is the request for proposals we should look at. Help from the GOV trying to get some of these agencies to sign a 10-year agreement. Need to take a 3rd floor off. Created an extra space. There is a lot to look at. Making the back left hand corner a new building. We have to do something dramatic.

Mr. O'Neil how do we take those things forward. Mr. Salvatore I have talked to several groups regarding this. We have to get to the point where we are willing to hold onto this property. Members of the corporation that are represented by the town are we willing to give up some of that control. Mr. O'Neil the architect fees, would it be smart to have some of them come in and talk to us. What is the process of establishing a corporation and what is the purpose of that.

Mr. Salvatore I am not sure how they have done that but they showed me a similar bldg. and they qualified. Mr. O'Neil where was it? Mr. Salvatore it was local, one was Plymouth. Armory and similar town house that they did. Mr. O'Neil I want to drive some real action. Mr. Salvatore noted that People say you can't sell it. We will put it in a state that will have a future. Mr. O'Neil Maybe we can set up a workup session. Mr. Salvatore we can get in touch with them. Some of these organizations can get it ready for a bid. For us to be landlords. Give us a third of the building. Mr. O'Neil it makes sense. Talked about something in Providence. They sold the tax credits. Mr. O'Neil let's follow that up. I like the direction you are thinking. Mr. Gallivan I like the idea of doing something with the building. I do not want to sell the building. I don't want to see it become a rooming house. Even a million dollars from the state does not do much. Mr. Barrett talked about a fire station that is now thriving. Mr. Barrett, Jim you said there was \$17,000 dollars. Jim Johnson replied I asked Kevin what we could do and check the ADA compliance to see if it meets today standards. Some things I need Kevin to look at these things. I think that is a good idea. BB the mechanism, we have a committee and got some response. Are we going to set aside the Town house reuse committee? Those members could take David's ideas. Mr. Johnson suggested they have a workshop with people in this business. Maybe we can begin to pursue other things.

300th anniversary, Mr. Johnson we need to have that charge figured out and how many we want on that committee. Mr. Johnson I would rather get a committee together and have them give us some ideas. Mr. Salvatore there was multiple committees for the 250th. Establish a fundraising, parade committee. Have a timeline for all of these committees to get things done. Get this done in January.

Ben Barrett It is not clear at this point if Planning Board is going to sponsor this article or not if not it may fall on this board. The WHP met to put this together. They will go before the Planning Board Jan 16th, and then they will come before us on January 21st. Currently Town Counsel has the language and we are waiting for the final language that will be given to planning board and this board. Lastly two comments on the zoning Code, they are similar to what was considered in the Fall. To all builders some leeway with setbacks etc. The new code language is not similar to a 40B; it is less conservative than that. The housing trust article we really need to clarify the role of the trust how they can spend money. Put that into the article. The Walpole housing partnership would be dissolved. We do not have two committees that need to be staffed.

Mr. Salvatore they would not have a choice between a bonus and leniency. Mr. Gallivan is this two articles or one. Mr. Barrett it is 2 articles. Mr. O'Neil the main concern is that the things that need to happen between now and town meeting.

Mr. Johnson emailed Town Counsel, one issue. Since this has happened they have been involved in it. Lauren has weighed in and meeting with Walpole Housing Partnership, she is meeting with them on Jan 9th. One issue that got missed was the public hearing. Issue with the wording. General wording. I think the Planning Board chairman was concerned with it. We have been working on this for some time.

Ben talked about the dates. Mr. Salvatore the nature of the Affordable housing trust is that going to be decided at Spring Town Meeting. Mr. Barrett yes two articles. Mr. Salvatore suggested that the Housing trust be a very financial type people. I don't feel that the Walpole Housing Partnership task is done. A member of Finance Committee should be on the Trust committee, more of an administrative type committee. It should not be an advocate group but someone handling the funds. Mr. Salvatore hopes you would come back with Open Space zoning. Mr. Barrett the trust will take forward the housing plan and take the action items and take that forward. We have difficulty getting people on Walpole Housing Partnership. My concern is just finding qualified people to serve on this committee.

I. **CONSENT AGENDA Items (These items will be VOTED as one motion)**

MOTION DS to accept with gratitude the following gifts

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|--|------------------|
| 1. Friends of St. Patrick, to recreation program scholarship | \$3,000 (12-24) |
| 2. Various donors to Library gifts materials | \$250 (12-25) |
| 3. Walpole Cooperative COA New Van | \$30,000 (12-26) |
| 4. Margaret O'Neil COA Gift | \$ 50 (12-27) |
| 5. Gloria Denneen, COA gift | \$ 200 (12-28) |

Seconded by Mr. Gallivan VOTED 3-0-1 (JO Abstained)

II. **TOWN ADMINISTRATORS UPDATE**

MSBA-Proposal for OPM is do in tomorrow and the selection group will be meeting with the top firms on December 23rd and I will work to negotiate a fee with the town firm on December 26th and 27th. Depending on availability.

Charter Change- the paperwork has been sent into the state at the end of last week. They are being reviewed by the State House Counsel.

Dupee St 40B- The town received notice from Mass Housing that they have approved the 12 unit 40B project on Dupee St.

Snow and Ice- I am mindful of the Snow and Ice budget given the fact that we have already had four sizable snow events this year. Prior to the storm today we have already spend about \$150K this year. The budget started out at \$818 K

Town hall will close early on December 24th and December 31st.

Budgets like to discuss the budget revenue and expenditures with Board. Present what I have. Review some things before I finalize.

We are working on a draft warrant. I am working with citizens regarding parking in South Walpole for an Overlay district.

III. **MINUTES** November 19, 2019

MOTION moved by Mr. Barrett to approve the minutes of November 19, 2019 seconded by Mr. Gallivan VOTED 4-0-0

Mr. O'Neil wished everyone a happy and safe holiday

Motion moved by Mr. Gallivan to adjourn 8:20 pm, seconded by Mr. O'Neil VOTED 4-0-0