

The Board of Selectmen held a meeting on Tuesday, April 21, 2015 beginning at 7:00pm in the Main Meeting Room of the Town Hall. The following members were present.

Mark Gallivan, Chairman
Christopher Timson, Vice Chairman (7:10pm)
Nancy Mackenzie, Clerk
Clifton Snuffer
James Stanton

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

Mr. Gallivan called the meeting to order at 7:00pm

ANNOUNCEMENTS AND PROCLAMATIONS

SPONSORED AGENDA ITEMS

4-14 Veterans Service Committee

Steve Kenney has lived in town off and on, retired for 6 years, involved with Veteran Activities. Used to be a Walpole Police Officer. Not here in the winter months. He served in the Marine Corps. He is willing to help with transportation for Veterans if they need a ride to an appointment.

MOTION moved by Mrs. Mackenzie to appoint Steve Kenney to the Veterans Service Committee as the member who served prior to 1980, Seconded by Mr. Snuffer.
VOTED 4-0-0

4-15 Council on Aging

Mary Jones did not show up to the meeting.

Mr. Timson arrived at 7:10pm

4-16 Wal-Mart, Traffic Light (7:18)

Attorney Macchi provided the Board with a copy of the Plan which shows the lights. Introduced Gary McNaughton, the traffic engineer. Mr. Stanton asked where the stop line is in relation to Dr. Detail's driveway. Mr. McNaughton stated it is about 30" from the curb of Dr. Detail. It is a full stop and go light and there are detectors in the roadway. Sheet 9 of the plan shows the specifics of the traffic signal. If no one

is there it will rest and RT 27 will remain Green. The loop detectors are in the pavement. We put delays before the signal changes. Mr. Timson raised the question as to what the possibility of moving the stop line on RT27 between the last set of loop detectors and the second set which would allow his cars to come out. Mr. McNaughton noted you would have to modify the design and that would become an inefficient signal. You would have to add a phase in to add that driveway in. Mr. Timson felt it seemed simple to move the stop sign. Mr. McNaughton stated that impacts the safety issue of the light. It creates a conflict. When we went thru this we did look at the operations. It will operate and clear cars. Mrs. Mackenzie suggested they could put a sign up to not block driveway. Mr. McNaughton noted you could put striping down on the pavement. I would suggest we could put the additional signage as well.

Bill Garopoulos, owner of Dunkin Donuts located at 506 High Plain St. has heard about this traffic light a few years ago. We are in favor of something happening because traffic continues to back up. The issue on the street has been there for a long time and we have been asking for something for a long time. They support the light.

Mr. Stanton will this help with stacking up at your business? Bill said yes I believe so with the third lane. Cars are trying to get thru that intersection. It can be a parking lot in front of his location. He is hoping this will help.

Mr. McNaughton asked the members to take a look at sheet 8 of the plan, it shows they are adding that third west bound lane to head onto RT1. We worked with Mass DOT balancing where those lanes will exist.

Eric Goodman, Dr. Detail, I understand the area. It log jams up there. A left hand lane will help them. The signs they are proposing in front of his business are not going to work in his opinion. They do not let the customers out. I have a moving conveyor and I don't remember them having to shut down the window because of a backup. Bill stated it backs up on us as well. Mr. Goodman has never seen that and has never seen a traffic officer out there because it is that bad. You said that on Saturday it is not heavily traveled and it does not back up. What is the purpose of the light if it is not busy on a Saturday afternoon? The traffic engineer has never considered the moving conveyor in any of his studies. Mr. Timson, if we put markings and signage do not block driveway. Mr. Goodman does not think it will work with the conveyor moving that fast. I do not think that it will work. I don't see any set of lights helping me. We will have to stop the conveyor and make people sit and they will not be able to get out. Mr. Timson believes that if we put that pavement marking in it will help. Mr. Goodman feels he is going to lose his business, close him down. I believe the left hand turn would be sufficient or delaying the light to go South on Rt1 would be helpful. That would be a more logical step to take.

Mrs. Mackenzie stated the Board is making this decision on an independent traffic study requested by the Town paid for by the applicant and it showed to put a light in. The rate of accidents has increased since expansion of Wal-Mart went in five years ago. Five years ago when this study was done they said the traffic would increase. We have seen it. When we do go thru Site plan any movement within your site are to be contained to your site. I know Wal-Mart, Dunkin Donuts and Dr. Detail know that. When you go thru your traffic flow during site plan process, the public roadways are not supposed to accommodate the flow around your site to get the service. We hope this change works out well and that you will be surprised. This is what they do and this will alleviate the traffic.

MOTION moved by Mrs. Mackenzie to authorize the applicant to install a traffic signal and improve the roadway as shown on the plan set entitled, "Roadway and Traffic Signal Improvements Route 27 (High Plain Street) at Walmart Site Drive in the Town of Walpole, Norfolk County," dated February 2015, prepared by McMahan Transportation Engineers & Planners and perform all associated work related to said installation but to include signage that will be approved by Town Engineer that will say "DO NOT BLOCK THE DRIVEWAY" one on each side of the driveway and to include painting and striping to delineate that said area, and to submit the calculations to T. Engineer from McMahan engineering seconded by Mr. Snuffer

Discussion ensued:

Mr. Timson in terms of the "Do Not Block" driveway how much the driveway we are looking to keep free. Are we talking entire driveway, half of the driveway. Mrs. Mackenzie stated leave that to Maggie Walker to decide. Ms. Walker stated the striping is for both sides of the driveway entering and exiting, basically the whole drive way with the rounding's. Mrs. Mackenzie whatever you feel is safe. Ms. Walker explained the "Do not block" would be at the driveways and the rounding's.

Mr. Stanton stated he is voting against the plan. I appreciate the recommendation. What I envision is similar to what is in front of Sharon Fire, there is a light, if the light is red, cars cannot stop near the station. If the Board is going to approve the light with this "Do not block". I ask that it be in front of the entire driveway. So if there is a car approaching and there is no room. It is almost second stop line just short of Mr. Goodman's Driveway. Ms. Walker, Gary has it sketched out he can show you what he is talking about.

Gary McNaughton showed the design he has for the striping. Mrs. Mackenzie asked if he would you be willing to submit the calculations to Town Engineer Maggie Walker. Amend motion to include that.

Mr. Snuffer, we tried to have a forum to give everyone the opportunity to speak. Feels this will be helpful to future aspects of our commercial development in that area. This would make it a more favorable spot.

Mr. Timson I hope that Mr. Goodman can see that we have worked diligently to come up with a solution that will not put him out of business. That is not what anyone on this Board wants. If you have cars coming out and have these markings and people see stacked up that should help. It is only when cars are stacked up. Mr. Goodman wanted to know if it does not work would they be willing to look at it again. Mr. Timson you are telling me there will be a problem. If it isn't something that works, come back.

Mr. Goodman for the record the traffic engineer did not incorporate the moving conveyor.

VOTED 4-1-0 (Mr. Stanton opposed)

4-17 Change in Manager, 99 Restraunt

Chris Seremetis appeared before the Board to be appointed the new Manager for the 99 Restaurant. All paperwork is in order. He explained his experience and is looking forward to working there.

MOTION moved by Mrs. Mackenzie to approve the Change in Manager for the 99 Restaurant from Cindi Fuller to Chris Seremetis, seconded by Mr. Snuffer, VOTED 4-0-0

4-18 Jarvis Farm Committee Interviews

(previously known as Sharon Country Day Camp)

Todd Collins-went to Sharon Country Camp and it has been a big part of his live. He became friends with the family and was happy the town bought it. Now that it is in the town hands find a way for the residents to make the best use of the land. It is important to him to do the same for him. There are different options, you have fields that can be used, he hopes that will be an option, you have the pond, talked about Hinkley Pond in Medfield, if you let that pond go it will be a mud pit. The property needs to be maintained. There are a lot of maintenance issues. He hopes to get the children on it.

Mr. Timson you have a lot of passion and history, in terms of ability to commit time to the position. What is your feeling on that? Mr. Collins stated he does have the passion for the land. He currently coaches' baseball, basketball and football. A lot of people did not know what was going on. He wants to get others input and determine the best utilization for the property.

Mrs. Mackenzie you learned about the pond and the docks and maintenance. Mr. Collins talked about being good friends with Craig Hershman. He is familiar,

bringing down the water, how to rake the sand, how to plow, and mow. The Hershman's treated it like it was there home.

Mr. Snuffer pointed out there is a lot of things Todd can do. He believes this is the right spot for him. Craig Hershman is a great guy and you have a sports background. Fields need to be rotated. The environmental considerations, it is not easy to take a 22 acre piece of property and use it as well as protect it.

Mr. Gallivan asked his opinion on leasing the property out for someone to run. Mr. Collins does not know the finances. Another camp that model, that is tough to make money at. If it were to be leased out then the town's people could not use it. Mr. Gallivan noted the Committee needs to take a look at first year issues. Mr. Collins agreed they need to take care of the grounds and pond. Mrs. Mackenzie we have had discussions, the short term one year. There will be a long term plan and a short term plan. Best option for the town. What can we afford? Mr. Gallivan noted the S&W bought it for protection of the water supply.

Olivia Cullen- She had called the Sharon Country Day camp and found it had been sold. I did not want it be developed. I thought maybe it could have recreational use. Do you want it to produce revenue? Maybe used by the Boy scouts or a YMCA. Those are the thoughts I had. Do not let it be developed.

Mr. Snuffer, you are a member of Friends of A. Farm. I notice you have a background in Environmental science. Her degree is in urban planning. She currently works for the MBTA. The balancing act with Environmental and recreation are the same concerns as with urban development.

Mr. Stanton noted she did not interview with S&W? It appears from her resume that she is familiar with Aquifers. She talked about water being a limited resource, what goes in one area travels down to another area. All I saw is what happened to Sunny Rock. You need to watch fertilizer, and salt melt runoff. It has been a camp, maintaining those facilities.

Ken Guyette- my interest never associated with camp. I went and visited the camp, involved with Scouts and saw great opportunity for Scouts. What you carry in you carry out. It is a great opportunity for Eagle Scouts and community projects. Enhance the camp and help with the costs. Mr. Mackenzie likes the idea of scouting being involved as they have done a great job at Adams Farm

Mr. Snuffer also likes the scouting concept. Are you a candidate for S&W? Mr. Guyette stated he was. Mr. Snuffer noted they are being careful to not self appointing. Mr. Guyette explained that if he were to win the seat he would give up his membership on the Jarvis Farm Committee. Mr. Stanton talked about it possibly being a conflict now but Mr. Guyette does not see that.

Gerry Kohane-Represent the Jarvis family. He lives on Common St. I knew that property when it was lower pasture. Want to protect the environment and to protect their name. Have a garden and half goes to the grower and half to the town. School tours bring the kids down to the pond. The biggest problem is getting in and out of that site. Try to use the Washington Street entrance and exit. NSTAR lets us park under the wires.

John Leith-80 Union St. Thought this might be a way to contribute to the town. He felt his experience might be helpful, involved in several camps, as a counselor, camper and Administrator, worked at both day and night camps. He is a lawyer and thinks that a camp environment is great for children to have. It is a remarkable resource to have available, and use this for children in the Walpole Area. The whole idea resonated with me.

It was noted by Mr. Snuffer that part of his practice appears to be a specialty in conservation planning. Mr. Leith explained he has been involved with conservation restrictions, easements with both land owners and conservation organizations to put things in place. Some of the restrictions are passive recreational use, and giving up development rights. My view of the Farm, it is important to balance active and passive recreation use. I think using the property for scouts is great. I think u can balance both scouts and youth sports, cross country skiing, walking, and hiking. As far as renting out for a day camp, this is a resource the people are paying for. They should derive most of the use from it. By using it as a day camp it could impact the use by residents.

Mr. Leith spoke of a recent issue he was involved with. He worked on property in Boxboro, land owner wanted to sell land, he arraigned a friendly sale to conservation group but allow passive recreational uses. Off the record, you would not be familiar with. Different Land Trust Organization was involved with land contiguous to Blue Hills, and MDC and it was a friendly taking, took a large tract of land.

His involvement with camps has been as an administration, counselor and has a good understanding of having the benefits of a camp, Good idea on how to run a camp. He worked at Trinity Church Camp in Barnstead NH. Meadowbrook, 4 years, Camp Robinhood, I was there for 10 years. When his children were young he coached soccer for about 10 years. I am still involved in soccer.

Mr. Stanton agree with the balancing of the use, sports and passive. You said you had not reviewed the title? I do not think there is a lawyer on the Committee and I would like you to help with those skills. Mr. Leith sees his role on this committee, open to what the committee wants to do, I would offer my thoughts and anything I can do to help is great.

Steve Smith the town should look at programs that can bring in some money to offset the cost. It has been trouble to the town in the past. The pond itself is under

Interstate 95. We have had trouble with the wells before. I was really concerned about the build out. It is a great idea to have some kind of camp. Great piece of property, I want to protect the wells. Mr. Snuffer noted his S&W experience was good, your commitment to the locus is well known and knows he had served on several committees.

Noelle Zollo- My interest is the protection of the water. I bring to the table a background with children, experience with camps, children, settings with Recreation, boys girls club, short term plan. My family has been members of Hinkley as well as Hale in Westwood. There needs to be a balance, many opportunities for renting out the property. People who might want to hold an event. Traffic is an issue. Communicating, knowing the laws when you do run a day camp or have children in an are like this

Mrs. Mackenzie asked when you were doing afterschool, you were Administrator as far as budgets. Do you have the experience of Zero based and how to plan and budget? Noelle it starts at zero you have a goal of how many children and you need to balance out the number of staff. It is a fine line you can not raise the fees to high, it takes a lot of work to bring it together.

Mrs. Mackenzie questioned do you have any swimming experience. Noelle, the regulations around water is much higher of how many children per lifeguards. You would need a trained person. Childcare is big business. Everwood, it is amazing how much they get per child. The property is similar. Their property is similar, the costs are mind-blowing. This property could get to that point it all depends if the community wants to go through that route. Mrs. Mackenzie noted the quality of the camp, a way we could offer something like that here, not making a profit but paying down the cost. Noelle believes that Recreation could start the process for a long term plan but there are some short term things that can be done. Families and different camps start registration in the fall.

Mr. Timson wanted to know what other organizations she has been involved in. Noelle spoke of her love of recreation and conservation and how she has been an advocate for Wrentham friends group and the Dept. of Mental Retardation. She is also involved in Mass Audubon and Trustees of the Reservation.

Mr. Gallivan wanted to know how big an effort for recreation to start a camp on a scale from 1-10. Noelle stated it is about an 8. I do not think it is a big problem, two year plan, needs a business plan. It takes the right minds and problem solvers. This is what we foresee and this is our Philosophy.

Mr. Gallivan thanked all the candidates and noted we have great candidates bring great skills. If they do not get picked if they are interested they should let the committee know they are available to help out. Board talked about associates. I think there will be a good mix of people. They have so many things to work on in

the first few years. Mrs. Mackenzie, we do not have associates on this, something we should modify and ask S&W if they want to do this.

The Board members made their recommendations.

Mr. Snuffer chose Todd Collins, John Leith and Noelle Zollo

Mr. Timson chose Todd Collins, John Leith, Noelle Zollo

Mrs. Mackenzie chose Todd Collins, Noelle Zollo, Ken Guyette (loved the Scout layer)

Mr. Stanton chose Todd Collins, John Leith, Ken Guyette

Mr. Gallivan chose Todd Collins, Ken Guyette and Noelle Zollo

Board talked about their choices. Tie between John Leith and Ken Guyette.

Concerned about Ken Guyette running for Sewer and Water. Could the Board doing an injustice if we support him. Mr. Stanton agrees with what was said. Ken is a great guy. Mr. Stanton will change his choice to Noelle and not Ken. He would support Noelle.

MOTION moved by Mrs. Mackenzie to appoint Todd Collins, the Jarvis Farm Committee, seconded by Mr. Snuffer, VOTED 5-0-0

(Board wants him to have 3yr term)

MOTION moved by Mrs. Mackenzie to appoint Noelle Zollo to the Jarvis Farm Committee, seconded by Mr. Timson, VOTED 5-0-0

(Board wants him to have 2yr term)

MOTION moved by Mrs. Mackenzie to appoint John Leith to the Jarvis Farm Committee, seconded by Mr. Timson, VOTED 5-0-0

(Board wants him to have 1 year term)

4-19 Chapter 90 Reimbursements

Mr. Johnson explained this is the standard form that comes before you. Each street that will be repaired is listed out. Mr. Snuffer reminded the Town Administrator that they need to put in place a program to fix Hitching Post Road.

MOTION moved by Mrs. Mackenzie to sign the Chapter 90 reimbursements for repaving of various streets and CBD Sidewalks, seconded by Mr. Timson, VOTED 5-0-0

4-20 Two (1) day Wine and Malt at Adams Farm

The Blue Hill Cycling Club is conducting a bike race on July 11 and 12 and would like to serve Beer. They did this last year with no problems. They provided the necessary paperwork and will have a police detail.

MOTION moved by Mr. Timson to approve the one day Wine and Malt license at Adams Farm for Blue Hills Cycling Club Bike Race on July 11 and July 12 subject to

the approval of Adams Farm Committee and there be a police detail as required by the Board's Policies and Procedures, seconded Mr. Snuffer, VOTED 5-0-0

4-21 May 11, Road Race at Adams Farm

The Adams Farm Committee said no as there is a wedding on that day. NO ACTION needed.

4-22, 4-23 Gift Acceptances

MOTION moved by Mrs. Mackenzie to accept with gratitude the gift from various donors for the library in the amount of \$140, seconded by Mr. Stanton VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to accept with gratitude the gift from Rockland Credit Union for the Union Station in the amount of \$2,600, seconded by Mr. Stanton VOTED 4-0-0

4-24 A Frame, E. Walpole Green

MOTION moved by Mrs. Mackenzie to approve the placement of an A-Frame at the E. Walpole Green, seconded by Mr. Stanton, VOTED 4-0-0

4-25 A Frame, Common

MOTION moved by Mrs. Mackenzie to approve the placement of an A-Frame on the Town Common from April 25 to May 19th (this is two weeks which is allowed), seconded by Mr. Stanton, VOTED 4-0-0

Town Administrator's Update

South St- The town owns the property and moving forward with development of specs to demo the property.

Article 29-after looking over some notes, not comfortable with the way it is written. He would like the Board to rescind their vote of Favorable Action and vote No Action.

MOTON moved by Mrs. Mackenzie to rescind the vote for Article 29 of the Spring Town Meeting, seconded by Mr. Timson,

Mr. Timson noted the funds have to be segregated. You say that does not go into effect until the end of 2016. This is a legal ruling. Mr. Johnson does not like the way it sounds or is written. It is in a separate account. We are doing everything. Mr. Timson wanted to be sure they are not violating this law if we do not do this. Mr. Johnson assured him there is no need to do this at this time.

VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to recommend No action on Article 29, seconded by Mr. Snuffer, VOTED 5-0-0

Mr. Snuffer noted this will give the group an opportunity to write their articles of organization.

Fire Truck-Bond counsel review of items . Mr. Johnson explained bond counsel is requesting the town establish a life for the new fire engine. They want something on the record. The Board discussed what is the reality of the actual life of the engine and it is Mr. Johnson's expectation it will be 15-20 yrs. Mr. Snuffer questioned if they are committing to purchasing prior to the life expires. Mr. Johnson said, no you are saying at least 10 years. Mrs. Mackenzie asked if they were sending a policy message. Mr. Johnson noted if she was paying this off in five years she would not need the vote. They want to be assured that the Fire Truck will last at least 10 years as the bond will be for 10 years. Of course it is going to last more than 10 years. They asked for the blessing.

MOTION moved by Mrs. Mackenzie to that the BOS vote to establish a useful life of a minimum of 10 years for the new Fire Engine that was recently purchased, for the matter of bonding but not as a policy matter for purchasing per bond counsel request seconded by Mr. Snuffer

Mr. Timson, so the purpose of this is not to provide a new truck in ten years. Mr. Johnson explained no, she is bonding items together. Included in that is the Fisher school project, Boyden school roof, grouping together. Mr. Snuffer expressed concern, if we hear, well it's reached its useful life, and what argument do we have. What if we said 15 years? If it is expected to be at least 15 years. Mr. Gallivan suggested stating ten years or greater. Do not want to say 5 year fire truck. Mr. Stanton asked if they could add a sentence it is the expectation of the Board that the fire truck is 15 years. Or it is the expectation that the fire truck be at least 15 years.

VOTED 5-0-0

MOTION moved by Mrs. Mackenzie that my last motion (regarding the useful life of a Fire Engine) is a motion to fulfill the request of bond counsel and not a purchasing policy, seconded by Mr. Timson, VOTED 5-0-0

NEW BUSINESS

Mr. Snuffer spoke of the property at 120 South Street and noted there is a meeting scheduled between the Conservation and owner. Mr. Johnson reported the owner was served with a letter and told to clean up the property. They gave him until Monday May 4 to clean up.

The money that changed hands went into the general fund.

OLD BUSINESS

Mr. Timson spoke of that multi town committee, we have gotten to a point where we have a program. Looking to see if Walpole is going to buy into the purchasing set up they propose Group purchasing, HVAC. Better purchasing power. Trying to get to some point of success.

MOTION moved by Mr. Timson to adjourn at 9:25pm, seconded by Mr. Snuffer,
VOTED 5-0-0