

## FINANCE COMMITTEE

### MINUTES

March 7, 2013

Regular meeting of the Finance Committee was held on Thursday, March 07, 2013 at 7:30 p.m. in the Senior Center, Town Hall with the following members present: J. Burke, M. Iwanowicz, D. DiCenso, M. Kent, J. Denneen, D. Bruce, D. Crowley, J. McDermott, L. Pitman, S. Lawson. 7:55 p.m. – P. Hinton Absent were: S. Ahmed, C. Lane, T. Williams and J. Lowre. Also in attendance was and Town Accountant J. Cuneo and Fire Chief T. Bailey.

7:30 p.m. – Quorum being present, the meeting was called to order by the Chairman L. Pitman.

#### **May 6, 2013 Spring Annual Town Meeting**

**Ponds Committee** - Speaking to this request was C. Snuffer, III. Committee is requesting \$2,000 for their operating budget. Budget is used for various ponds and Turner Lodge and monies are needed for expenses for the Ponds Committee and Turner Lodge for mailings, printing, papers, equipment to maintain the ponds, mowers and weed whackers. Committee members also donates supplies. They feel they can manage with the \$2,000. Revolving Account, money being used for chemical treatments. Membership fees go back to the lodge for heat and operation of the building. They would like to build a garage at Turner Pond but feel they have the funding for this project. On a question from the Committee, there is no access to Cobb's Pond, they would like to see if something could be done to gain access.

**MOTION MADE** by D. Bruce, Seconded by J. Burke for Favorable Action on the Ponds Committee Budget in the amount of \$2,000, Motion Passed (10-0-0) (10-0-0) Unanimous

7:55 p.m. - Committee Member P. Hinton

**Master Plan Implementation Committee** – FinCom Member M. Kent spoke to the Committee working on the master plan and housing production plan along with the Economic Development Officer S. Mercandetti. Process has been more advanced since 2004. Town is required to have a plan and new plan will be a more professional document. Maguire Study came out of this. Problem is what to do with the buildings, voters have the final say. Committee was delegated to pick a group and the Maguire Group was picked. They have worked on a 40B production plan with the Economic Development Director as she has to submit a report to the State. Town is no where near compliance with 40B. 40R is geared toward transportation and has to be near train, bus or public transportation. Town can receive funds from the State for a 40R project. Project is allowed more density under a 40R.

**Community & Economic Development** – Speaking to this budget was S. Mercandetti, Community and Economic Development Officer. Budget is pretty straight forward, She works for four different committees, works with perspective businesses to enhance business development and help them utilize their site. Her focus is to bring in new businesses and keep the present companies here, and to keep the commercial tax base fairly stable. Looks to see what works in the neighborhood, works with business for tax credits and other programs, assists various departments with looking for grant opportunities and provides technical assistance with the application. She also manages Grants from beginning to finish, making sure that they are filed properly. Works with Engineering Department on transportation projects, works with companies that want to expand and provides the ground work prior to a business going to the Planning and Zoning Boards.

Plans for next year are to work with the Walpole Station Property (Kendall Building) and to add commercial and residential assistance to applicants, also will be looking to provide help to companies with expansion plans.

**MOTION MADE** by D. Bruce, Seconded by D. Crowley for Favorable Action on the Economic Development Budget in the amount of \$81,232, Motion Passed (11-0-0) (11 voting) Unanimous

**Article 35** – Amend the zoning map (564 Main St., Parcel #18-219 ) from General Residence and Park, School, Recreation and Conservation District to Business. Parcel is located across from Stop and Shop which is zoned business. This is a recommendation of the Master Plan and will improve the appearance of area and increase the non-residential tax base. It makes sense to have it zoned as commercial property New use would be taxed at a higher rate and provide more revenue to the Town. Planning Board voted 4-0-0 in favor of this article.

S. Mercandetti will speak to the Conservation Committee regarding the feasibility of gaining access to Cobb's Pond through this parcel.

**MOTION MADE** by J. Denneen, Seconded by D. Crowley for Favorable Action on Article 35, Motion Passed (10-0-1) (D. Bruce abstained) (11 voting)

8:45 p.m. – Town Engineer Maggie Walker

**Article 24 – Walpole Park South Street Acceptance.** Roadway has recently been completed by the developer. Project began in 1985 and the last building has been built, new sidewalks have been installed and roadways paved. Work has been satisfactory Planning Board voted 4-0-0 to accept this roadway. Town will take over the maintenance of roadways and do the plowing. Town will not take over the sewer pump station, which will be privately maintained. Planning Board voted 4-0-0 in favor of this article. The

bond has been released. Committee had questions on a commercial property becoming a public road.

**MOTION MADE** by J. Denneen, Seconded by P. Hinton for Favorable Action on Article 24, Motion Passed (9-1-1) (D. Bruce opposed, D. DiCenso abstained) (11 voting)

**Article 25 – Gristmill Lane** – This is a residential subdivision and all requirements have been met. Planning Board voted 4-0-0 to approve this article.

**MOTION MADE** by J. Denneen, Seconded by P. Hinton for Favorable Action on Article 25, Motion Passed (11-0-0) (11 voting) (Unanimous)

**Article 26 – Red Gate Road** – Residential subdivision and a portion of this road has been finished and Planning Board has released the bond on this portion. Committee discussed in detail on what the benefit is to the Town to accept a portion of a roadway, and what the impact would be to the residents if it is not accepted and what impact would be if it is not accepted or wait till the entire roadway is finished. Committee's concerns were the plowing and mail delivery. Town Engineer will check on this. Ms. Walker explained that the Town has previously voted partial acceptances on other roadways. Some members expressed concerns with releasing the bond prior going to Town Meeting. Planning Board voted 4-0-0 for Favorable Action.

**MOTION MADE** by D. Bruce, Seconded by P. Hinton for Favorable Action on Article 26, Motion Passed (11-0-0) (11 voting) (Unanimous)

**Article 27 – Daylilly Lane** – Residential subdivision. Planning Board voted 4-0-0 for Favorable Action on this article.

**MOTION MADE** by D. Crowley, Seconded by P. Hinton for Favorable Action on Article 27, Motion Passed (11-0-0) (11 voting) (Unanimous)

**Article 28 – Accept Old Town Road.** Part of Pine Brook Estates Subdivision - If Town meeting accepts this roadway, it will have to be brought up to standards. It will be bid on a Type I Contract. Engineering Department fees that there will be sufficient enough money to fund the roadway, but there will not be enough money to do sidewalks and grass strips. All the money will be spent on this subdivision. Roadway cannot be fixed till the Town accepts it. Funding will be provided under Article 30.

**MOTION MADE** by D. Bruce, Seconded by P. Hinton for Favorable Action on Article 28, Motion Passed (11-0-0) (11 voting) (Unanimous)

**Article 29 – Starlight Drive** – Part of Pine Brook Estates Subdivision meeting – If Town accepts this roadway, it will have to be brought up to standards. It will be bid on a Type I Contract. Engineering Department feels that there will be sufficient enough money to

fund the roadway, but there will not be enough money to do sidewalks and grass strips. All the money will be spent on this subdivision. Roadway cannot be fixed till the Town accepts it. Funding will be provided under Article 30.

**MOTION MADE** by S. Lawson, Seconded by J. Burke for Favorable Action on Article 29, Motion Passed (11-0-0) (11 voting) (Unanimous)

**Article 30 – Pine Brook Estates Subdivision** – Article is for the completion of the construction and related work on Articles 28, and 29. Money has been set aside in a Special Revenue Account as follows \$133,445.72 Pinebrook Pond Default Account and \$25,000 from the Pinebrook Gift Account. There was some question by the Town Accountant as to whether or not this article needed to on the warrant, she will research it and get back to the Committee. There needs to be a funding and mechanism source for the article.

**Article 31 – North Street Circle** It is has been recently discovered that this street was never accepted. It was tabled in 1958 to be accepted and never brought back up again for acceptance a Town Meeting. Town Counsel opined that it needed to be accepted, it is a housekeeping measure. Town Engineer is unsure of what has happened with this street.

Committee discussed whether a vote on this article needed to be taken up at Town Meeting to take off the table prior to acceptance? Should the Committee take a vote prior to having clarity on this. It was felt that Committee could take a vote now and if it is found that another voted is needed to be take, Committee could reconsider. Town Engineer will get clarity on this.

**MOTION MADE** by D. Crowley, Seconded by J. Burke for Favorable Action on Article 31, Motion Passed, (11-0-0) (11 voting) (Unanimous)

**Articles 36, 37 and 38 – Walmart Easement Easements** - These easements did not happen last year and need to be voted upon again. Attorney P. Macchi will be in to speak to the Committee.

**Adjourn**

**MOTION MADE** by D. Bruce, Seconded by P. Hinton to adjourn the meeting at 9:40 p.m., Motion Passed (11-0-0) (11 voting)

Respectfully submitted,

Clare P. Abril, Clerk