

The Board of Selectmen met on Tuesday, June 20, 2017 beginning at 6:30pm in the Main Meeting Room of the Town Hall. Mr. Gallivan was absent. The following members were present.

Eric Kraus, Chairman
Nancy Mackenzie, Clerk
David Salvatore
Ann Ragosta

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

Mr. Kraus called the meeting to order followed by the Pledge of Allegiance.

APPOINTMENTS

Mr. Kraus announced the Board will no longer need the Executive Session and Mr. Gallivan is not here this evening.

6-15 to 6-18 Firefighter appointments

Chief Bailey introduced the four candidates for appointment of Firefighter. Allen Hoover, Thomas Duggan, Benjamin Foley, and Brian Reeves. The interviews were a two-phased process with the Deputy Chief and staff doing the first round. It was then past on to Mr. Johnson and the Chief for interview and they are know before you for appointment.

Brian Reeves

Loves his job as EMS and working beside Firefighters. He noticed the brotherhood of the fire service and wanted to be a part of that and would like to do that in Walpole. He currently works for Fallon Ambulance services.

The Board members asked questions of the candidates.

Mr. Reeves will like to expand on the medical side and wants to do both Firefighting and Medical and do more. He has responded to accidents and Fires as well. They are there to help. He watched how they run the fires and how the Chief oversees the process which is interesting to him. He sees them as being very organized and he admire that.

He was asked to talk about an interesting case. He explained he had a patient who was a routine transfer and one of his heart valves gave out it was quite an experience going from calm to chaos. He plans on continuing as a Medic. After being in Town of a year he hopes to help out the community and be able to treat people at home if they can make that happen. Mr. Kraus hopes he gets involved in the Opioid problem.

Tom Duggan

He grew up in Plympton and was not sure what I wanted to do. I went to Springfield College and participated in sports. When I went off to college and still did not know what I wanted to do. I wanted to be a teacher, taught for 10 years at Abington, my tenure, I was laid off for reduction of force and then worked in Hanover and again was laid off and a lot of my friends were Firefighters and all said they loved their job. I loved my teacher career and coached as well. I wanted to be part of the community and team. I went for it, with my families support, 3 or 4 years being in paramedic school.

He worked for Fallon and Brewster with the goal of being a Firefighter/Paramedic. His friends told him he needed to become a Paramedic and worry about the fire side later. He did work for Plympton to pick us some fire skills. Brewster offered him the opportunity to work n Brockton and got more emergencies. He worked 6 months for Brewster as an EMT basic. He talked about the worst type of event is with uncooperative people. Occasionally you get theatric uncooperative residents and you need to use your communication skills. He tries to find one thing that appears to be interesting to the individual, maybe a baseball cap, tattoo etc. Sometimes they are less likely to be combative. He will continue to work as a Medic. His goal is within the year are to get through the academy and become friends with everyone in the department let them know he is on the team and they can trust you. Be part of the community and learn this town inside out.

Benjamin Foley

From Hull worked for 7 years as both EMT and Paramedic. He worked in Quincy and in Brockton for the last 1½ years. He wants to further his career to be both a Firefighter and Paramedic. He talked about responding to the Boston Marathon bombing went to Boston Medical and learned about controlled chaos and not to step on peoples toes. We were there to assist. He had decided to be an EMT to see if he liked that job so he did and continued. He comes from family of Firefighters. He does plan on continuing to be a Medic. He hopes with the year to have a fire badge and be respected by the men he works with.

Allen Hover

He is 24 and lives in E. Bridgewater and is an FF/paramedic. He came from a family of Firefighters. Has experience in Patient care, going for my degree and want to get my nursing degree. Graduated from Mass Fire Academy. He has been working in the EMS since 2014.

He works as a firefighter/paramedic fire in E. Bridgewater. Switched over to the pump. That was challenging. He has done a search and rescue during a fire and the family said there was a family members still inside. He has applied to nursing school but will continue working as a Paramedic/Firefighter. He wanted to come to Walpole because when he attended the academy there were a lot of new hires and wanted to be part of that. A bigger community and that is something he wants to be part of.

MOTION moved by Mrs. Mackenzie to appoint Allen R. Hoover as a Firefighter/Paramedic for the Town of Walpole, provided he passes his physical and psychological exam seconded by Mrs. Ragosta,

Mrs. Ragosta asked the Chief, when you and I talked you wanted to get up to 9 per shift. Chief Bailey that will have to wait until Jan/Feb of next year. The rest have to wait for the academy, which is in December some time. They first have to pass the physical and then the PAT. Allen is already trained so he can start immediately. Mrs. Ragosta, what is your goal long term? Chief Bailey, we should have 15 to 16 per shift. That is a long rang goal.

VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to appoint Thomas Duggan as a Firefighter/Paramedic for the Town of Walpole provided he passes his physical and psychological exam and graduates from the fire academy seconded by seconded by Mr. Salvatore VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to appoint Benjamin Foley as a Firefighter/Paramedic for the Town of Walpole provided he passes his physical and psychological exam and graduates from the fire academy seconded by seconded by Mr. Salvatore VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to appoint Brian Reeves as a Firefighter/Paramedic for the Town of Walpole provided he passes his physical and psychological exam and graduates from the fire academy seconded by seconded by Mr. Salvatore VOTED 4-0-0

Chief Carmichael Quarterly Update

Officer Heneberry is still in school. Officer Habel has finished. Update you on injures, two by a fire hose, one struck by a driver, another hit and run and one broke her wrist following a person on the tracks. The hearing for Sapore Vero before the ABCC he attended with Mr. Kraus, we have not heard back on them yet. Have been doing training, crimes against woman's conference, which was a week long and very comprehensive. Dept. Chief Mackenzie went to training and Detective Sullivan attended unattended death training. We try to be as self-efficient as we can. Our community program has kicked off. We attended a lot of the field's day and start our police 7-8 grade children police academy try to get two in this summer.

He talked about Awards received by members of the police force Officer Bethany received women in law enforcement award state wide effort and she was selected over many other in the state. Officers Beberman, officer Mangenello received awards. Significant cases over the last year, opioid we are trying two-tier program. On the other side is enforcement and help. On Norfolk Street we had several arrests for fentanyl that was being pressed into opioids. Despite legalization of marijuana delivery is illegal. We have a dispensary model and you cannot dispense marijuana, as we have no establishments yet. Fire arms that were taken.

Significant search for a male suspect who took a female. She exited on RT1. There was a foot chase with state troopers, we used a good perimeter and really disrupted E. Walpole has not found him yet.

Crash reconstruction. One was a youth struck by a motor vehicle on RT27 out of the 6 crashed none were fatalities but serious injures. We can do crash reconstruction. I have added the

situational drug overdose. The coalition is having a vigil on the common. The issues surrounding this whole problem and the stigma. Let people know we are here to help.

Talked about Longview Farm a letter was sent to. Has a meeting tomorrow with Longview and this is in response to the letter sent to the Governor. This is just the beginning of discussion.

Mr. Kraus felt it would be helpful if Mrs. Ragosta and Mr. Salvatore joined him with this meeting. He wants them to clearly understand that the activities going on up there are unacceptable. It is appalling. The Chief felt that would be great. They expanded and different leadership and we have tried to work with them. Mr. Kraus noted this is not anything to do with your department's lack of trying. It is they no informing us of issues.

Ms. Ragosta thanks for educating me. Opioid prevention. There seems to be two issues, the way they manage their juveniles. Come up with a plan of action. Only fair to the residents that live there. We dedicate so much manpower to them. We are talking 100 of man-hours; search out a way to get a dedicated police officer in that area. Come up with a course of action.

Mr. Kraus explained that Joan Benjamin Wallace came in 4 years ago. One of the action items is to ask our law firm where we stand with the letter to the governor. It is unacceptable. It is not only the community but also the residents to the facility.

I have heard complaints from staff. It is an issue. Mrs. Ragosta felt by them residing in our town, we should be able to control anything that happens outside of their property and we are not going to allow the State to tell us what to do. If they cannot manage their juveniles. Mr. Kraus, any new ideas lets bring them on. The Deputy has been in touch the agency that overseas them.

Mrs. Mackenzie reported that when they came to us during the site plan, we were worried about this happening. Even when you ask the neighbors they have been supportive and the problem is it is too big. Whatever has happened this last 8 years. They pull kids out of homes and now they are letting it happen in a state run facility.

Mrs. Ragosta talked about a task force to come up with ideas and programs and do more outreach. The first step would be to send out an email to those that would be interested. Mr. Kraus that is a good idea. Mr. Salvatore, it is an issue we have been proactive on. Chief Carmichael, part of the region and what is being done in Mass. As you see safe subscribing. There are people that are going to get the pills. The addiction problem is still there. More time. There are so any people that are addicted we will not fix it over night.

Talked about COPS grant. Same grant going to community policing route. We thought we had a good chance we did not get it last year. We would request two officers thru the grant over the three year period, it would cost the town \$150,000 over 3 years, the grant would give us \$125,000 per officer per year. The thing with this grant, it is a very lengthy grant over 100 pages. We are still changing our strategic plan. Walpole is growing with hotels, apartment complexes going in, trying to look ahead. The department is growing. Mr. Salvatore likes the idea of going after the community policing. He believes this is a better grant. We need officers out of the bldg. and on the street.

MOTION moved by Mrs. Mackenzie to support the application process for the COPS hiring grant, seconded by Mr. Salvatore, VOTED 3-0-1(Mrs. Mackenzie abstained)

Chief Bailey, Quarterly Update

The Chief talked about the fire at Jorie lane, and med flight a few weeks ago for a person hit by a tractor-trailer. New rates went into effect march 11. Talked about the rate change. My budget is tight on expenses; I have a request before you to transfer money from salary to expenses. Since last time SAFE grants for school age children and Senior Safe grants, we have the money in town and will use them for those programs. We took over details from the Collectors dept. We had 284 permits this year. Less and less people burning. On the fire prevention both Deputy Barry and staff have been very busy with many projects. Ground breaking went very well, had a few unexpected one was an underground tank no contamination. Came across 4 large boulders, which they had to roll out and break them apart. Many meetings for that station. Several people involved. The foundation this week and framing next week will begin. On the apparatus, engine 5 in need of \$1,000 in repairs. Unfortunate repair was the brakes needed to be repaired on Engine 3. The new ambulance has been ordered. We are expecting that soon, new Car 3 has been ordered. In October they had Training, IOD training which will begin in July. Gas training. All up to speed. Columbia Gas update. Talked about items that want on the ambulances. Talked about other training.

FF/EMT Eric Bailey highly motivated, and put together training for the deaf. He brought people in from here and other parts of the country and well received and the state is happy that he is doing. He could become an ambassador for the deaf. We had members of the police dept. and other communities.

The new hires, we did have one opening that you filled from a Firefighter that had to resign for a medical issue. No injuries this quarter. Talked about the parades they participated in.

Mrs. Ragosta, your long-term goal is 15 to 16 per shift, how does that tie into a reduction to your overtime cost. Chief Bailey, unless you have a lot of extra bodies. The overtime is always going to be there. I cannot give you an answer now. Even now we run one engine with two members and that leaves not many left in the station.

Mrs. Ragosta, your current minimum staffing is 7 but you brought it up to 9. So the number 9 does not bring you to less in overtime. The Chief stated my vacation coverage alone is \$240,000. She would like to look at it some more.

6-19 Year End Transfer, Ambulance Stretcher

Chief Bailey explained he has \$54,000 left in my salary line. In expense he has less than \$4,000. Looking to transfer \$10,000 to expenses when we came before you and capital for the new ambulance, when we went to order the ambulance. We were so tight on the margin. It pushed the price up a bit. Eliminate the stretcher. That will allow us to get the stretcher. There is a new mechanism for the stretcher.

Mrs. Ragosta, you are requesting this comes from your salary. He explained the reason he has that when we hired the new staff we did not bring them in until they finished the academy. We felt it would be better, we had a situation where someone got hurt and it was problematic.

Mrs. Ragosta wanted to know why is this not coming out of the ambulance fund. Mr. Johnson explained you need to go to town meeting. Mrs. Ragosta feels all items for ambulance related services should come out of the ambulance fund. She thinks they should be very conscious of ambulance items coming out of the ambulance account. Mrs. Mackenzie questioned can you put the money back. Mr. Salvatore the rescue is not coming on line until January. Mr. Johnson explained it is part of the entire order. You can say not and go with the old stretcher.

Mrs. Ragosta, we cannot put the money back into free cash. Mr. Salvatore we should not have this large number, finding ways to use up the ambulance fund for things that are related to the ambulance. Order the stretcher in November after Town Meeting. Mr. Johnson, the one way I can take \$10,000 from the ambulance fund and put it into free cash. Mrs. Mackenzie thinks it is important to do this at once. Mr. Salvatore thinks the stretcher is a separate issue.

Mrs. Ragosta when the ambulance was ordered had you built in a 10%. . This forces a better budgeting for ambulance related services. Once we start tapping into other funds for ambulance. Mrs. Mackenzie if you wait until FTM will the stretcher be in there. Mr. Kraus if we wait until FTM will the ambulance with the stretcher mechanism be ready. I agree if the ambulance fund is for ambulance. Given this has just come up and if we can wait until FTM and use the budgets what they are used for. Chief Bailey can wait. Mrs. Mackenzie, if one broke and you needed to get another one. The Chief explained he would have to take it out of his budget.

Mr. Johnson we would support an article at the FTM.

MOTION moved by Mrs. Mackenzie to support an Article in the FTM for the \$10,000 to transfer into the fire budget to purchase the Stretcher, seconded by Mr. Kraus VOTED 4-0-0

Mrs. Mackenzie order the stretcher in two weeks from next years budget.

OPEN FORUM

Robert Damish hearing that Walpole Woodworkers may be back on for a 40B. Mr. Johnson stated there is a proposal out there it is before the state and filed for a 250 unit on the site. We have solicited feedback from the departments. There is much more to come on that. Mrs. Ragosta this is going to require more than tonight it is going to be proactive.

Ken Tracey owner of the Salon. I think you got my correspondence. He wants to talk about the Parking lot and the Farmer's Market. I think there will be a problem we use that area most of the day and you voted it. You never informed us of anything. Mr. Kraus explained we have 37 more parking spaces. I think communication has been very open with Downtown business. I do not see this as a problem with parking. I do not see this as a significant issue. Mr. Tracey it will happen this Saturday, if it becomes a disaster. Mr. Salvatore, with the spots that have been taken up by public safety vehicles, need to address back there. There should be several spots that say 2 hours only. So people going to those businesses will have parking. I know it is hard to find spots. Between Stone and Main Street there should be 2 hour parking.

Mrs. Ragosta wanted to know who would be overseeing this. Mr. Johnson explained this is not a town event. We are not running it; they asked to use the space. People can park over here in this lot and walk over the bridge. Mr. Salvatore suggested taking 25 parking spaces and make

them 2 hours. Lets see how many spots we actually need. Take a third of them and make them available. I have seven employees. Mr. Salvatore the employees are going to have to park further away from your building. Mrs. Mackenzie felt it might highlight some of the businesses. It may help with exposure. We have to wait and see, if it become too big we could relocate them if that needs to be done.

6-20 Change of Manager, British Beer Co.

Ms. Cowles did not show up. She was a previous manager at this location for many years and there were never any issues.

MOTION moved by Mrs. Mackenzie to approve the change in manager for Walpole BBC, LLC d/b/a British Beer Company from Ashley Alderman to Nancy Cowles, seconded by Mr. Kraus, VOTED 4-0-0

8:25pm Town Forest Committee Update

Steven Cyr talked about what they have been up to. Have been dealing with gypsy moths. Will not be doing a harvest this year. On the business front we do have 2 volunteers in the planning of the T. Forest last year, they want to be a member. Liana Cosgrove, and Chris will come before you as an associate member. Once this is all lined up we will have a reorganization of the Committee. I will probably step down. Mr. Kraus we applaud you for your service to date. Mrs. Mackenzie noted it looks really good. Mr. Cyr noted that Mr. LeBlanc and his crew really helped us.

Gary Riggott-We have a group that wants to do a Frisbee golf tournament. We met with them and conversations are still ongoing. We want to get more activity on that side. There are concerns about parking and getting them across Pine St. I have a little map kiosk, and every time I come in they are empty. I am pleased a group approached us with a 5K in the forest. We had a clean up day with the Walpole waters group.

The South St. parking lot has been reconfigured; I am going to put up a sign. I have made some maps that show the property lines. I could put on the T. Forest website. I did not know that you were being questioned. Mr. Salvatore was surprised to learn how much was privately owned. You can send information to the Town Administrator going over the white bridge you have to go to the street there. It is that whole section of the forest that is lack of access. If we can map it, what that impact, the owner has been more than gracious allowing us to use it, but a future owner could not allow us. Look at ways to get easements or reconfigure the property lines.

Mr. Riggott stated they support the new access point from the police station. We have reestablished the trail. He would be happy to meet you out there. That would provide access from the parking lot to the trail.

Mr. Salvatore talked about there being an old RR bridge that goes over the Neponset. Is it safe for pedestrians? Mr. Johnson explained as part of the agreement they had to build it back up. We own from the end of the construction to the town forest, the EDIC secured a \$100,000 for site improvements. Hopes to expand that rail trail in that area. Mr. Riggott it is a stone bridge.

Mr. Riggott spoke of the donation from JWCW, \$2,000 that has been earmarked for information panels in the forest. We hope to have 3 panels. We have draft and hope to have in place in September. The panel is going to talk about the house and people that lived there.

Mrs. Ragosta what a wonderful collaboration to do this. This benefits the town. Generous of the Woman's club. This could be part of a badge project. Start young to educate the children.

6-22 Cemetery Perpetual Care Funds

Bob Leblanc here as the Cemetery Superintendent. We have 3 active cemeteries and maintain 25 acres and 19 of them are developed, 2 full time employees and 2 summers help to maintain. There are approximately 50 burials a year. We have one ton 2006 dump truck we have two mowers and two push behind mowers. All maintenance is done within the dept. One piece of the equipment is over 8years old and we need to replace it. He asked that the Board allow the release money to purchase the new stand up mower. There is \$68,000 in this fund.

MOTION moved by Mrs. Mackenzie To support the use of the Cemetery Perpetual Care funds to replace equipment for use in the Cemeteries in the amount of \$8,000, seconded by Mr. Kraus, VOTED 4-0-0

6-23 Gift Acceptance, JWCW

Sheila going back in February we held a music fundraiser and we are here to donate \$4,000 to the new senior center. Mr. Kraus, thank you for doing this for such a worthy cause. Thank you from all of us. Mr. Salvatore it seems like every other meeting we have a donation.

MOTION moved by Mrs. Mackenzie to accept with thanks the gift from the JWCW in the amount of \$4,000 for the Council on Aging building fund, seconded by Mr. Kraus VOTED 4-0-0

6-24 Appointment to Veterans Service Committee

Rita appeared before the Board seeking membership on the committee. She talked about why she would like to be on the Committee.

MOTION Moved by Mr. Kraus to appoint Rita Mienscow to the Veterans Service Committee for a term to expire on April 1, 2020, seconded by Mrs. Mackenzie, VOTED 4-0-0

NEW BUSINESS

6-25 Schedule C, Siemens

Mr. Johnson stated there are no takings and we added the language regarding the traffic. Mrs. Ragosta questioned if they changed the language in item 4 He will add the language as written in number (2).

MOTION moved by Mrs. Mackenzie to approve the Schedule C for the Siemens TIF agreement as presented and amended, Seconded by Mrs. Ragosta, VOTED 4-0-0

Mr. Salvatore would hope that any widening would take place on the Siemens property. Mr. Macchi this will go back to the traffic engineers. It will depend on how it needs to be mitigated. That will be up to the town and its design.

6-26 Promotion on COA

MOTION moved by Mrs. Mackenzie to promote Mary Jones to a Regular member for a term to expire on April 1, 2020, seconded by Mr. Salvatore VOTED 4-0-0

6-27 Night before the Fourth

Mrs. Salvatore would like the Fire Engine Sirens to get shut off when they approach Main and Common so the younger families and children can watch without the noise. You kind of burst the sirens and I wonder if we can look at that. Chief Bailey is not opposed to that. You have people that want to hear them. It would have to be advertised somehow, there is a ton of people on that stretch. He thinks you need to tell people before we do it.

MOTION moved by Mr. Kraus to approve the request to hold the annual night before the 4th celebration on July 3rd with a rain day of July 5th and

- To close Stone St from Main to Diamond St
- To close School St from Common to East St
- To use Morgan Field and the immediate area
- To use Town Hall Field
- To use the restrooms at Blackburn Hall

Seconded by Mrs. Ragosta VOTED 4-0-0

6-28 One day Liquor license, Knights of Columbus

MOTION moved by Mrs. Mackenzie to approve the one day liquor license for Knights of Columbus for July 3, 2017 from 6-8pm, seconded by Mr. Kraus, VOTED 4-0-0

6-29 (Two) one day Wine and Malt, Barn Burner At Adams Farm

MOTION moved by Mrs. Mackenzie To approve the One day Wine and Malt license for the Barn Burner at A. Farm on Saturday July 29th from 11am to 6pm with two detail officers one hour before and one hour after service per Board of Selectmen's Polices

To approve the One day Wine and Malt license for the Barn Burner at A. Farm on Sunday July 30th from 12pm to 6pm with two detail officers one hour before and one hour after service
Seconded by Mrs. Ragosta, VOTED 4-0-0

6-30 Award of Bid contract 2017-25

MOTION moved by Mr. Kraus to award contract No. 2017-25 for Crack sealing by fiber to Crack-Sealing Inc. for an estimated total of \$30,285.00, seconded by Mrs. Mackenzie, VOTED 4-0-0

6-31 One Day Entertainment

MOTION moved by Mr. Kraus to approve the One day entertainment license for live music at 40 Front Street from 6pm to midnight with no music being played from 9-10 during fireworks display seconded by Mrs. Mackenzie, VOTED 4-0-0

6-32 Use of Adams Farm

***THE APPLICANT HAS WITHDRAWN HER REQUEST

6-33 Grant of Conservation Trail Easement Whitman Homes, Inc.

Mr. Johnson explained that Town Counsel has reviewed this and Conservation Commission has approved and signed. Everything before you is in order. We are comfortable with it.

MOTION moved by Mrs. Mackenzie to approve and sign the acceptance of the Grant of Conservation trail easement by the Conservation Commission under G.L.c40, §8C from Whitman Homes, Inc. as shown on a plan entitled Roscommon filed with Norfolk County Registry of Deeds as overall Easement plan recorded in book 653 Pages 5-9, seconded by EK VOTED 4-0-0

Grant of Conservation Trail Easement SR II Ventures LLC

Motion moved by Mrs. Mackenzie to approve and sign the acceptance of the Grant of Conservation Trail Easement by the Conservation Commission under G.L.c40, §8C from SR II Ventures LLC as shown on the plan entitled Lot Layout, Olmsted Estates on Lot 9 filed in the Norfolk Registry of Deeds in Plan Book 643 Page 68, seconded by Mr. Salvatore, VOTED 4-0-0

Conservation Restriction

MOTION moved by Mrs. Mackenzie to approve and sign the Conservation Restriction from Roscommon Homeowners Trust to Neponset River Watershed Association Inc. pursuant to MGL Section 32 of Chapter 184 seconded Mr. Kraus, VOTED 4-0-0

CONSENT AGENDA

MOTION moved by Mr. Salvatore To approve the following items listed under Consent Agenda

1. Camy 5k Run and Walk, November 11, 2017 9:30am (6-34)
2. One day Entertainment license David Smith July 15, 2017 2-9pm (6-35)
3. Use of Town Common for Candlelight Vigil July 12, 2017 7pm (6-36)
By the Walpole Coalition for Alcohol and Drug Awareness
4. Acceptance of Gifts: Ashley Nelson, Library Gift acct. \$100 (6-37)

Seconded by Mrs. Mackenzie, VOTED 4-0-0

Neponset Crossing

Mr. Johnson reported that Pulte is going to move forward with a 40B project at the Walpole Woodworkers site. Mr. Salvatore noted this is something that Select Boards get blamed for but have very little power. I get the concept to some extent, there are towns and behaviors that restrict affordable housing but at the same time, but going to the extremes as to what they are allowed to develop. It goes that basically the developers taking advantage. Mrs. Mackenzie suggested it can be done right, yes there is a need, and this project is not what they have in mind. They are not looking to put up affordable housing.

Mrs. Ragosta when I found out about this, I asked for some information and how we got here. I think it is not a singular issue of this project, bigger picture what do we plan to do to manage our 40B requirements. I would like to dig into and what are the requirements and are we meeting our obligations are we moving forward and does that stop a developer. It seems that we are being reactive instead of being proactive; we need to come up with a plan working with the Affordable Housing committee. The issue at hand how did we get to this 40B? They came for Age qualified and we were told if they were not approved they would come with a 40B. Can someone explain to me how we are at a situation? Mrs. Salvatore stated that he came to us with certain plan, wanted to change our whole code to allow him more age qualified housing, we were concerned about changing the code town wide. We did make them a proposal and there was no counter to that proposal. He is not sure they were really looking for age-qualified housing. He believes they would have come back with counter proposals. One proposal we were willing to agree to some of their demands. But as far as the mass and scale what they would need us to do, would not change the character of that property but many others. We were very leery of giving them an agreement for that property. This is a similar scale. You cannot just a change the code for that area. This would have impacted other properties in town.

Mrs. Mackenzie what they wanted was for us to propose changes to the Town zoning bylaws for this. The impact for this site and other site because you cannot spot zone.

Mr. Kraus spoke of him pushing hard to see if the town would purchase the land to put municipal buildings at that location. The last thing we need is an apartment complex to go into that area.

Mrs. Ragosta, if we take it at face value with their plans and assertions. Given they wanted X number of units. Mrs. Mackenzie noted that when we did the study people wanted apartments more downtown. More people visiting and shopping downtown. That kind of project feeds the downtown and keeps it thriving. People did not want a project of this size in the neighborhood. Mrs. Ragosta, we are left with the same number of units which we have no control over the number of units.

Mr. Salvatore talked about the proposal, does not think they can get that many units. Part is wetlands. They were asking us to give them free range to overbuild that property. She does not think it is going to be a layout we were asking for. Mrs. Ragosta isn't there a difference. The density of residents in an apartment building and an over 55 community the town is better

served. It takes a minimis burden on the town for senior housing. We are here now with the issues with the town did not want to see happen. Mr. Salvatore noted it is the same proposal, what they asked for was way more than what we could give them. It was beyond realistic. Mr. Johnson noted this has to come before the ZBA. The application for Moosehill was reduced units.

Mr. Salvatore, they asked for much more scale than what he thinks will be approved in the long run. We don't know what other properties this could have impacted. They may have a bad effect on the town but it is confined to that lot.

Mrs. Ragosta knew the previous proposal was to amend the Zoning by laws. Mrs. Mackenzie, they wanted us to change the Age qualified Zoning to fit the needs of this project and sponsored by us. Mrs. Ragosta, I get that, I am not sure, they were making the proposals. Mr. Johnson, they provided us a feedback, we formed a subcommittee. They wanted us to sponsor it. Mrs. Ragosta does not know why we would allow a developer to change the bylaw. Mr. Salvatore, these were significant, major changes. Mr. Johnson noted they wanted the Planning Board to sponsor the article. They said no. Mrs. Mackenzie noted it does not fit into our master plan. Mrs. Ragosta sees the significant changes but can not get beyond the fact that they were invited to change the zoning. Were they age qualified? Mr. Johnson, no they were not. Mrs. Ragosta asked if they were condos or apartments. Mrs. Mackenzie noted they were apartments 4 or 5 stories. Most of those looking for such a place are looking for ground level living. Mr. Ragosta did we actually speak to them in person? Mr. Johnson stated it was in person. Mrs. Mackenzie noted the Selectmen did not sit down with the developer. Mr. Johnson noted they did not want to pursue it as it did not meet their needs. Mr. Salvatore the big concern was that the unintended consequence they could have had an eye on another piece of property. Mrs. Mackenzie felt all of the age qualified could look like this.

There will be 25% affordable condos in this project. Mrs. Mackenzie they want to do what they have to. This proposal is condos. It is 250 units and 25% are affordable and it does nothing for our numbers. Before this the town was 5-8%, probably less than that because of all the building going on. We need to take a look at our affordable housing plan. Mrs. Mackenzie recalled the town receiving a grant and a person from Westwood gave us a presentation. They have met their 10%. They did it as a fabric account, subdivisions over a certain size had to be one affordable unit. Westwood made affordable housing work within the community. Mrs. Ragosta pointed out in the Town Administrator's annual report 2016 you site the upcoming building 584 units apts., houses and condos. Of those 584 most are market rate. With the exception of the 25% with this proposal. Only 40 units are affordable, sounds like we have seriously mismanaged affordable housing. Noted that the only affordable is within this project. We have not managed the 40B issue properly. I am distraught that we are here. The letter is a start and then come up with a plan, do we not have a limit on our aquifers. We need to do more, should work with the S&W do we not have a limit on our aquifer? This is a good opportunity for us to take control of our 40B. Mr. Salvatore the fact that everybody in town they want to close the door behind them. Unequal balance of restricting development, less dense. My lot is worth more than the building. When you make it less dense. Mrs. Mackenzie the way to solve this is to have a very active vocal active Affordable Housing committee. Mr. Salvatore look at what is being built in the town, not affordable houses. No capes etc.

Mr. Kraus a few years ago we had a session with Sewer and Water and others to have a discussion. It was recommended we have a meeting and invite T. Counsel, Planning Board, S&W, ZBA and Affordable Housing committee and Master Plan.

Mr. Johnson talked about the letters. Mrs. Mackenzie suggested they advertise people being involved newly revitalized the Affordable Housing Committee. If we are not granted the 30-Day extension that we send the letter,

MOTION moved by Mrs. Mackenzie that if we are not granted the 30 Day extension we authorize Mr. Kraus Sign and sent it, seconded by Mr. Kraus VOTED 4-0-0

Town Administrators Update

Public Records Polices and Procedures- Please review this and have it come back to next meeting for your approval. Liz has worked with Counsel to develop these.

South St. Center- The sub bids are due June 22 at 11 and the general contractor bids are due on June 29 at 11. Mr. the new name for the Senior Center. Mr. Salvatore, this implies that this will be used for other uses. The grant was to be used for the Senior Center and I believe that it was said at Town Meeting an application for \$350,000 if we receive that money it was my understanding was that if the community block grant is that for a senior center. Mr. Johnson after 5pm it will be used for other uses. Mr. Salvatore, I was told that it was going to be used for Alzheimer's care. Both Mr. Gallivan and Courtney said that to me that is why it is so big. So the Grant money would not restrict us to use it for Senior Center only. How much of the budget was gong to be paid for community block grant. So there is a million dollar gap.

Mr. Salvatore what is the total project cost? Mr. Johnson stated 7 Million dollars.

Work session- would you like to set aside some time to discuss other issues. If you can provide us some dates.

Route 1A fields-I brought this up to you, we went forward with some conceptual plans what we can put down on this property. We would like to go forward with design work.

July 4th week-town hall will b closed 3rd and 4th

Open meeting law seminar- Next week June 27th at 6pM in the Library.

Planning Board vacancy-we will reach out to planning Board. Mr. Salvatore send out a press release. This is a joint appointment with Planning Board and Selectmen.

MOTION moved by Mrs. Mackenzie to adjourn at 10:15pm, seconded by Mr. Kraus, VOTED 4-0-0

Respectfully submitted,
Cindy Berube