

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

Eric Kraus, Chairman
Mark Gallivan, Vice 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.

Mr. Kraus welcomed new member Ann Ragosta to the Board and welcomed back Mark Gallivan for another term. We will begin with interviewing for Town Clerk Position.

Announcements and Proclamations

Appointments

Interview Candidate #1 for Town Clerk Position (6-1)(Withdraw)

Mr. Kraus explained they had two candidates and one pulled out of his participation in the search yesterday, so we will move forward with candidate number 2, Elizabeth Gaffey.

Interview Elizabeth Gaffey for Town Clerk Position

Ms. Gaffey explained she has lived in town for 22 years and started working here in 1999. She started part time with Sewer and Water dept. then added Animal Control. I am motivated person and moved into the Clerk position in the office of Town Clerk, eventually I moved to building dept. it was an upgrade, but it was getting a little to redundant, so I put in for the position for the Asst. Town Clerk and have done that since 2015. The Town Clerk left and I covered the spring town meeting and I did part of the recording when Ron Fucile was there. Usually when there is no town clerk I could step into some roles, I needed to be elected to be the clerk and if that had failed, there were ballots in hand for RTM to vote for their candidate. I prepared and learned a lot to do it, it was an experience, but I learned how to run it. I made sure I got in touch with the DOR and talked to Attorney General's office for filing of zoning articles. The first town meeting was interesting it was 3 nights, after that in 2 weeks' time I had to get ready for the town election, In order to certify the candidates nomination papers, we needed a Registrar. If you are appointed or elected on any committee you could not serve. We realized that was an issue and I needed 3 signatures; we then got the third registrar to do that. That was another task I didn't know I was going to have to deal with and the paper got certified. The motivation and will to survive, how am I going to do this, having to be in the office with Ron, the software that tally's the results. To be prepared I called our

software company and asked if I Could have a dummy election, I ran that a few times. I had the obstacle with the machine going down in precinct 1, we usually get 15% turnout and we got 30% from my first one. I was running from location to location. A lot of spoiled ballots, due to confusion and different things. We found we were going through a lot of ballots, high absentee, had more than ever even in an override year. I have the official results this evening and will post on the website.

Mr. Kraus noted there was a committee of two selectmen and they reviewed the candidates. I will open up to questions from the Board.

Mr. Salvatore stated he had no questions.

Mrs. Mackenzie through the election process you moved through on merit. You did not get an extra points for being here, it was interesting how different towns do things, whether you are elected or hired, the Clerk is different. There are some towns that have an elected clerk, our clerk is a working clerk, the difference we noticed you worked around town hall and understanding it. You bring a lot of knowledge. There is the election and Town time stamping, a lot of other things, what goes on in the building and planning you bring a lot of knowledge that other candidates had. We did have a few people that were already clerks, but they were elected, or they had to spend their years under these clerks. Very lucky to get Danielle, she did not stay long, did not buy into the Walpole family. We have a few positions that have done that. We have been burned by the pay scales around here, they are getting offered more money elsewhere, to me I feel you moved along in the town on your own merit. We put you through our own silent test and you did a great job troubleshooting. On the day of election you reacted on your feet. It was seamless. This is a no brainer.

Mr. Gallivan you had experience years ago. Give an idea of things that have changed over the last year and half. Ms. Gaffey, we had the presidential election last year. We changed the equipment and the Boards and committees tracking. As far as the election, it is running smoothly, I like the machines. I changed up delivering stuff. This election I got stuff there sooner. If it has to be done tomorrow I do it yesterday. I want to prepare. As far as the laws, I have never been so close to the Charter and the Bylaws. I learned about the Registrars and about Town Meeting. Learned how to take care of vacancies going forward. It is great it is always at a face pace. I have the energy to deal with it. I will look at the General laws to see where we are and what we need to add to our code Book.

Mr., Gallivan, Ann and I were both at OPR and the election worker said it was going to be while. You sent someone over to help. Ms. Gaffey, I had a spare machine and I used that.

Ms. Ragosta you are a self-starter and thinker and have been in the office for several months. Have you identified any deficiencies that you would like to change going forward? Have you observed anything that needs improvement? Ms. Gaffey, I am a fan of Town Meeting being at the High School, just for the meeting rooms. RTM getting that database right away. Hopes that after the Senior Center is built it could be one polling location. That is what I would like to see going forward. That is the future.

Ms. Ragosta, what about day to day? Do residents ask if this could be faster or easier? Ms. Gaffey explained she has software in place that she did not have before and we have be running down a full

time person since February. So as soon as I get another body in there, I am doing what I can do. Then we can take a look at more. Ms. Ragosta so you are talking about a full time Asst. Town We have a great new dog program, and Non-criminal fines, Tracking Marijuana fines. It was nice to help Detective Madden; he needed a list of who were the outstanding people. When we get a little bit of time we put in there, we are keeping up with Business Certificates, underground storage that we send out for the Fire Dept.

Mr. Kraus, It is a year from now, what does success look like. Ms. Gaffey noted she has made this process like a nice steady train, I think we are going to be a well-oiled machine. Take a lot of pride in where I am. Next year should be much easier. I will be better prepared for everything. That is how I hope to be.

Mr. Gallivan, I now you are a self- starter and learned a lot from Danielle and Ron. Talked about the Town Clerk Certificate 3 year program. You get annual training. Ms. Gaffey state she has attended conferences. It is for Clerks, for the two of us to be gone at the same time that would be difficult. It is one week a year for 3 years. Conferences are quarterly. She attended a lot of meetings with Danielle and she will continue to attend.

Mr. Kraus, you worked with Danielle and Ron, what will you take from that? Ms. Gaffey explained that Ron was a very people person oriented; customer service and work would get done. Danielle was text oriented, made sure it was a machine. I want to be a friendly machine. I like a little of both. Have time to talk to people and I like the human contact. I like the ease of the technology. She brought the programs in and I know them. I like the very comfortable town and how are you dealing with people.

Mr. Johnson stated that it has been a pleasure to work with Liz over the last few months. She has done both Asst. Town Clerk and Town Clerk. I recommend appoint of Elizabeth Gaffey tonight. The other candidate backed out, we had 32 candidates She is the front runner, and he is comfortable with her, Tom Brady made some nice comments about her at the conclusion, Dan is looking forward to working with her,

Mr. Kraus told Liz like we have anyone who has come before us. We ask if you would leave the room so we can deliberate about your candidacy. Mrs. Mackenzie is going to make a motion.

Mr. Salvatore wanted to know when did we do the interviews as the Committee? Mr. Johnson noted around March 1 closed the applications, your committee met during the month of March, and I announced to the Selectmen back on or about 3/28 we have finalists. There was some confusion in April. Eric I could not make it. Mr. Johnson noted the other candidate told him that he had an election the last Tuesday in April and then had a Town Meeting. Mr. Salvatore, when did he tell you that? Mr. Johnson thinks sometime in April. He reached out to me today to tell me that you reached out to him and confirmed what I was able to tell you last night. Mrs. Mackenzie he is remaining anonymous. Mrs. Salvatore, when did you do your interviews? Mr. Johnson stated he did them on April 6. Mr. Kraus we had a date selected that I could not be here. I informed the Selectmen I could not be there. If we go back thru minutes by not being able to meet then and knowing we had Town Meeting and election in front of us. We wanted zero distraction with the 2 biggest activities the T. Clerk had in front of her. With the distraction of T. Mtg. Election. Mr. Salvatore one of her references was Mr. Fucile who was on the committee. Mrs. Mackenzie noted that she would use Ron, as he was her boss. She did not know he was going to be on the Committee when she submitted

her resume. Mr. Salvatore, who picked the Committee? Mrs. Mackenzie stated they did. Mr. Johnson reminded him that he asked the Board who wanted to be on the Committee and two of them being Selectmen. Nancy I have done this before.

Mr. Salvatore felt he wasted his time on the committee. He felt he was duped the whole time and that the majority already had a candidate a member of the Walpole Family chosen. We did a search and we delay and delay and string them along and when they drop out we are left with one candidate.

I want the best and the brightness and not just the candidate that is part of the family, I think she would do a fine job but, I want choices and tonight I do not have a choice.

MOTION moved by Mr. Salvatore that we re-advertise the position of Town Clerk, seconded by Mr. Kraus for discussion.

Mr. Kraus spoke of having 2 finalists, we had one who backed out last night and we have Liz. You looked at 32 candidates, I did not see resumes, we had a committee put together and those were the 2 finalists, I thought there was a woman in the mix and I do not know what happened to her. Mr. Salvatore wanted to know how many candidates the Town Administrator interviewed. He interviewed 5 candidates. On 5/15 I confirmed with Mr. Kraus that there were 2 candidates.

Mr. Kraus If David feels duped on this that is the way he feels on this. Mrs. Mackenzie feels she is being quoted. I was on the Committee with him. When we looked at 32 candidates there were people that did not deserve to come in front of us. Some of their ideas of Clerk were out there. We spent time looking at all of them. We advanced the people to Mr. Johnson. He picked candidates that he wants on his team. What is best for the town that is why he is the Town Administrator. Not a kingship that we have here it is a team effort. It is a big picture; the other candidate had the right to drop out. Mr. Kraus, did he mention the delay as a reason why he dropped out. Mr. Salvatore, he asked me not to say. I told him I wouldn't say anything.

Ms. Ragosta, I am a little uncomfortable coming in. I think she is a fine candidate. A lot of time has passed, since we have had a full town clerk. With that being said there does seem something to have one man standing, makes me feel uncomfortable moving forward to hiring her. For what that is worth. I was not part of the beginning process. I can't speak to the weeding out and process. If there were five candidates above the line and then we just come down to one who will in all likely hood be the selection.

Mr. Kraus we had 2 finalists, I did not speak to the guy that dropped out and we did have the two recommendations in front of us, and I have enough respect for our Town Administrator that we would if there was another worthy candidate we would have had 3 now 2. I appreciate what you are saying. We did have 2 candidates until today.

Mrs. Mackenzie in knowing it was just last night he is well aware of the posting; he knew he was on the agenda and set to come tonight.

Mr. Gallivan, only when you have finalist are their names in the public. A Candidate has to decide do they want their names to go public, they may be running for another job. It is not uncommon for

people to drop out. When I got my packet there were two candidates and both look good Liz has done a good job and I am comfortable. She has done a great job with Town Meeting and Election. I agree with Ann's point I had expected to have two candidates.

Mr. Kraus was there a close number 3. Mr. Johnson stated no there was not. Mr. Kraus of the 5 people you saw, where these two. Mrs. Mackenzie stated yes.

Mr. Salvatore believes timing is everything and if we had done this in an expedited manner we would have gotten the other candidate to interview. I think this was posted in February and it is now June. We don't know who else is out there. There could be another whole set of candidates out there. There could be better candidates out there.

VOTED 1-3-1 (Mrs. Mackenzie, Mr. Gallivan, Mr. Kraus opposed, Ms. Ragosta abstained as she does not know the history)

MOTION moved by Mrs. Mackenzie to appoint Elizabeth Gaffey as the new Town Clerk for the Town of Walpole seconded by Mr. Gallivan (4-0-1 Ms. Ragosta abstained)

6-3 Public Hearing, Retail Beverage Partners, Transfer of Stock

MOTION moved by Mr. Kraus to open the PUBLIC HEARING, for Transfer of Stock for Retail Beverage Partners-Walpole Inc. d/b/a Liquor Aisle, 565 Main Street, seconded by Mrs. Mackenzie, VOTED 5-0-0

Attorney Upton representing the applicant. Before the Board is an application to sell the stock of the company to Stathis Kesaris. They were approved by the Board and the ABCC originally and the beer coolers were delivered today and moving along. The original investor finds himself in need of some cash. For the purposed of this Board the other aspects of the approval will stay the same.

Mr. Kraus stated the Board takes serving underage very seriously, as we move forward with new holders these are the good times to see please do not come to us under bad circumstances. Mr. Gallivan talked about pulling a liquor license for good. We do not like to do that. I am looking forward to having the business there.

MOTION moved by Mrs. Mackenzie to close the Public Hearing, seconded by Mr. Gallivan, VOTED 5-0-0

MOTION move by Mrs. Mackenzie to approve the Transfer of Stock for Retail Beverage partners Walpole Inc. d/b/a Liquor Aisle, 565 Main Street, seconded by Mr. Gallivan, VOTED 5-0-0

OPEN FORUM-No one present.

New Business

6-4 Schedule C, Siemens

Mr. Johnson explained this was not part of the TIF agreement, a lot of things were not completed, engineering, Counsel and he are comfortable. He made it clear we will not pay for any improvement for traffic. Talked about where they are going to make improvements. He will be advocating for residents. It is ready for you to sign this evening.

Mr. Salvatore where would there be any takings. Mr. Johnson is not aware of any takings. He wanted them to be clear the town shall not undertake any takings. It is not on us. Why did this take so long? Mr. Johnson explained the peer reviews, he wanted to make it was a final product before giving to your board. Mr. Salvatore wanted to know where the widening is. Mr. Johnson thinks they want to make a access for deliveries. Mrs. Mackenzie it is what they used when they do expansions. I think where they make that driveway during construction and when they are done they put trees and close up. So now they want to use if for deliveries. Mr. Salvatore noted that is closer to the highway. Mr. Gallivan is pleased with the document. We got the 2.5 million state money, and of all the 5 items we will make sure the first 3 get done, if there is an overrun they are on the hook for any work that will need to be done.

Ms. Ragosta raised concerns about takings. Mr. Johnson wanted to be clear there would be no takings. She wants to be sure the Town protects the residents in that area. She would like to see stronger language in the document. Conversation is worth having. The residents should not have to defend their property. She further asked who is asking for the traffic lights, she is not a fan of traffic lights. Numbers 2 and 4 those are study and design on the Schedule C. Mr. Johnson believes it was the Planning Board recommended the traffic lights and that is why we included it in the language. Ms. Ragosta suggested that it would only benefit the Siemens employees and not the flow through traffic. There are already three sets of lights and one at the off ramp on 95. I think Traffic lights in those situations can cause more problems. People should take responsibility for their own driving. She questioned if putting a light in is the best idea. She does not think it would be good for the people. She wanted to know if there was any way to make them not put them in. Mr. Johnson suggested he can have language drafted that could include traffic lights if necessary. Ms. Ragosta our first inclinations are to have someone put a traffic light in.

Mrs. Mackenzie I think we should be careful saying if necessary. Thinks we need to realize the traffic engineers are specialists. Feels it is a public safety issue. There are a lot of shifts at Siemens. It may be inconvenient but it is a greater good of the people on the road. She asked Mr. Johnson to check with Town Counsel as if we are saying do not do it. But we should be taking advice from the specialists. It was noted by Ms. Ragosta that it is not an excessive speed area. Check to see if by saying if necessary is acceptable. I agree that there are people that do that. There would be 4 traffic lights within a mile.

Mr. Kraus wanted to know how many traffic accidents have been there since Siemens. Ask Town Counsel if they can draft the language to say if necessary. Mr. Gallivan did talk to the traffic Engineer. You need to think about the side streets, I think the signal at Wal-Mart was for the neighbors getting out once and a while. Mrs. Mackenzie, the same with the Walpole Mall the neighbors across the street wanted it.

Mr. Salvatore what are the chances of this coming in less than 2.5 million. Mr. Johnson does not see that, so they have to come up with the money if it comes in higher. Unless the state comes up with

the money. The town does not come up with the money. Mr. Salvatore does not see getting thru the first 3 with that funding.

Mr. Kraus would you feel more comfortable seeing the change before sign it. Bring back June 20th. Mr. Johnson we have sat on cashing the check until they are satisfied.

6-5 Appointment of DPW maintenance garage Project manager

Mr. Johnson explained we are required to appoint a project manager to oversee the DPW maintenance garage project. We have held off. I checked with T, Counsel he has helped me with a lot of projects. I recommend that we appoint Donald Anderson. If not than we have to go out and hire someone.

MOTION moved by Mrs. Mackenzie to appoint Donald Anderson as Project Manager for the DPW Maintenance Garage, seconded by Mr. Kraus

Ms. Ragosta wanted to know how many hours a week will this take and will it be during normal work hours or after hours. Mr. Johnson it will vary, it could be in the middle of the day. Don gets in at 6am and leaves at 3pm. He and I have discussed it and it will be around 24/7. Anything during these hours. Ms. Ragosta, so will someone else be doing this extra work. JJ he will continue to do both. Mr. Johnson would recommend a stipend of \$300 a week. I checked with T. Accountant to make sure this is legal to do this and yes it is. We will not be able to hire a firm. Ms. Ragosta was the money appropriate at town meeting. Mr. Johnson it is about \$15,360. I am hoping you approve this as we could not afford an outside project manager. How much was allocated for project manager. We did not present a detailed breakdown. Ms. Ragosta so regardless of the hours he has to work above and beyond his regular hours. Ms. Ragosta if he is going to be doing this doing his regular hours. \$15,000 is no insignificant. If he is going to be paid a stipend he should do this at different hours. Mr. Johnson I think it is fair to pay someone for taking on extra duties. Mrs. Mackenzie it also helps the length of time the project gets done. He is always available. There is an inconvenience when he has to stop. He still gets the work done. He has a different role then the different role than the union. Mr. we do not know how many additional hours this will take. Mr. Johnson I think the Town is getting a deal at this price. Mr. Johnson I need to go to the personnel Board. Ms. Ragosta I just feel uncomfortable paying someone more if this is getting done during his regular job that has a stipend for that. Mr. Kraus, if we appoint him the personnel board should weigh in on this. If it is during his regular job something could suffer.

Mr. Gallivan looking at project manager, I think this will be a bargain. I think there is a factor that some of the work will be happening during regular hours. Sometimes they are not that regular weeks. I think it is still a bargain. Ms. Ragosta, I do not dispute him, I think when you are a salaried employee he has a busy workweek, if it is done during working hours, someone would be taking over his duties. If someone is doing his work are they getting a stipend? Mr. Johnson he has no one, it is only him. He turns in the most vacation time of anyone.

Mrs. Mackenzie if we do this math. Mr. Salvatore, Don did great work at Fisher school and being project manager there. I am very impressed of what he is able to do. Mr. Salvatore questioned why there is not paperwork on this issue regarding the stipend. Mr. Johnson I wanted to talk to you first

then go to the Personnel board on the stipend. I think it is worth \$300 a week. Mr. Kraus I have no issue but I want the personnel board to weigh in.

Ms. Ragosta we would get a PAR for a stipend something that has been approved by the BOS. Mrs. Mackenzie feels the Board is violating the employees' rights by talking about salaries.

VOTED 5-0-0

6-6 Award of Contract, ViewPoint software

Mr. Johnson explained this item was approved by Capital budget, to purchase software for these departments.

Mr. Norton explained right now we use Geo TMS and they are phasing out what we are using. We will have nothing sooner. After a long vetting we came up with better software at less cost.

Mr. Salvatore when you look up a property will it be able to tell you the uses. Mr. Norton eventually yes, we can take information currently there. We will have to update that. Taking the current property files putting them in order and then scan and attach those. It is a long process and takes some time. Trying to do in house. We are doing everything in house with very little additional man-hours. I have been through this in another town. The new system will have hiccups. Would we have a need to hire employees? Mr. Norton there is an upcharge from companies to put them together. Mr. Salvatore I have worked with very integrated systems.

Ms. Ragosta does this streamline the process for people applying for permits. Will it for internal use or both. Mr. Norton noted it will mainly be for internal but hope to have it for Mr. Norton, any system is only as good as the information you put in to it.

MOTION moved by Mrs. Mackenzie to Award a Contract to ViewPoint Software in the amount of \$45,000 for new permitting software, seconded by Mr. Gallivan, VOTED 5-0-0

6-7 Award of Contract 2017-24

We have enough money to do both phases.

MOTION moved by Mrs. Mackenzie to award Contract #2017-24 Phase 2 Johnson Middle School Window Replacement to Lizotte Glass, Inc. in the amount of \$305,447.00. , seconded by Mr. Gallivan, VOTED 5-0-0

6-8 Increase in Veterans Service Committee

The Board is in receipt of a request from the Veterans Committee to increase their membership from 7 to 8 . The Board had discussed this with Veteran Agent Jon Cogan at an earlier meeting.

MOTION moved by Mrs. Mackenzie to increase the membership of the Veterans Service Committee from 7 to 8 member and that member being an additional Veteran Position. Seconded by Mr. Gallivan, VOTED 5-0-0

6-9 One day wine and Malt, Jalapeno's Grill

MOTION moved by Mrs. Mackenzie to approve the request of Jalapeno's Grill for One Day Wine and Malt license on July 3, 2017 from 3-9:30 in the back parking lot subject to the conditions of the ABCC and Police dept. and that last service should be 9:30pm and all alcohol must be consumed by 10pm seconded by Mr. Gallivan, VOTED 5-0-0

Consent Agenda Items

MOTION moved by Mrs. Mackenzie to approve the following items as listed under consent agenda

1. Acceptance of resignation of Timothy Foley from Zoning Board of Appeals (6-10)
2. Approval of use of Adams Farm for 5K Walk/Run Fundraiser 9/30/17 (6-11)
3. Approve One day Entertainment License, Live Music June 17th, North St (6-12)
4. Approve One day Entertainment License, DJ, June 17th, Darwin Lane (6-13)
5. Annual Issuance of Animal Control Officer Warrant (6-14)

Seconded by Mr. Gallivan, VOTED 5-0-0

Ms. Ragosta, the Adams Farm property do they charge for use of the Farm? They do not charge for non-profit organizations.

Old Business

Mr. Kraus talked about his meeting at the ABCC. The attorney for the restaurant made some disparaging comments. Was pleased with the way everything was handled. Talked about Sapore Vero coming back saying that they will agree with the 3 days on the second offense. He noted the board does not do this to hurt an establishment. The Board will accept the 3 days and the days they gave us.

Town Administrators Update

South St Center-COA facility the filed sub bids are due on June 22 and the General Contractor bids are due on June 29 at 11. We will now a lot more soon about the costs. We did have a walk on the site. Both GC for Police and Fire are going to bid on the Senior Center.

Police Station-The police station, the frame is up.

Town Hall Reuse-The town hall reuse committee, Richard Pila are meeting 6.13 seeking feedback from residents,

South St Corner-A lot of people are asking me what is going on there. Nothing I asked the DPW to clean up, and maybe we can do something in the future.

Mr. Kraus asked about what is going on with the parking lot that is roped off. The owner wants to expand. We are reopening up the old road there. We are trying to handle it as low key as possible. He is working with T. Counsel that we have an easement. Board felt that was a great idea. Mr. Johnson said the new access road should be opened up soon. Mr. Salvatore noted they could park at the S&W entrance.

Mrs. Mackenzie regarding the corner of South Street it does look great. Do you think at some point we could put in a sidewalk. Mr. Johnson once you do that you have to make it handicap accessible and the price tag goes up. Some of the Veterans have asked about using the space.

Vote Approval of Minutes:

Adjournment

MOTION moved by Mrs. Mackenzie to adjourn at 8:15pm, seconded by Mr. Gallivan, VOTED 5-0-0