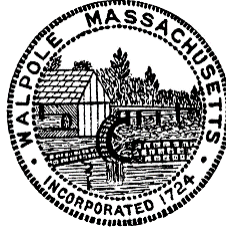


Approved 2/13/18

Members

Richard Pilla, Chair
Cliff Barnes, Vice Chair
Christine Cochrane, Secretary
Ron Fucile
Beth Pelick
Mark Trudell
Roger Turner



Town Hall Re-Use Committee
Walpole Town Hall
135 School Street
Walpole, MA 02081

<http://www.walpole-ma.gov/town-hall-re-use-committee>

A meeting of the Walpole Town Hall Re-Use Committee was held on January 9, 2018 at 6:30pm in the Executive Conference Room in Town Hall.

The following members were in attendance:

Richard Pilla, Chair
Cliff Barnes, Vice Chair
Christine Cochrane, Secretary
Ron Fucile
Roger Turner
Beth Pelick
Mark Trudell

The following guests were in attendance:

Marc Romeo - Support Member

Cliff Barnes calls the meeting to order at 6:44pm.

Minutes November 21, 2017

Mark Trudell makes a motion to accept and approve the minutes of 11/21/17. Ron Fucile seconds the motion. **The motion is approved 6-0-0.**

Minutes December 18, 2017

Mr. Fucile makes a motion due to the problem of not being able to access the Walpole Town Hall and meeting at the Walpole Public Library the minutes of 12/18/17 be appended to the minutes of the 1/9/18 minutes. Mr. Trudell seconds the motion. **The motion is approved 6-0-0. The minutes of 12/18/17 will now be included in the minutes of 1/9/18.**

Roger Turner reminds the committee of the Walpole Historical Society's meeting/presentation on Old Town Hall on 2/20/18.

Review of Sage proposal for environmental assessment and building inspection - Funding - Timeline

The proposal from Sage Environmental of Pawtucket, RI and Taunton, MA, was reviewed by the Committee. Funding for the \$9,000.00 contract price would have to be approved by the Board of Selectmen and Town Meeting.

Approved 2/13/18

Mr. Fucile reminds the committee that this is an advisory committee and we need to report to the BOS first before going to TM. Marc Romeo feels we need more time and the committee should be looking at the Fall 2018 TM to present.

Richard Pilla hands out the email correspondence with SAGE regarding the Phase 1 Environmental Site Assessment. Mr. Trudell points out SAGE would want a walk through. Mr. Pilla states the price is not bad. Mr. Trudell suggests bringing this proposal to the BOS to gain their blessing and to identify a funding source. Mr. Fucile agrees, only the BOS can sign a contract. Mr. Fucile also believes the committee should aim for the Fall 2018 TM, that there are too many questions. Mr. Pilla will sit with Town Administrator James Johnson and get his feedback.

Beth Pelick makes the motion for Mr. Pilla to present the SAGE report to Town Administrator James Johnson with the purpose of identifying and securing a funding source for the environmental assessment and building inspection of Old Town Hall. Mr. Trudell seconds the motion. **The motion is approved 7-0-0.**

Review of MAPC Technical Assistance Program Grant Submission

Mr. Pilla hands out correspondence regarding the program and explains the submission is due on Friday 1/12/18. Mr. Pilla has a draft and will be requesting input from the committee. Mr. Fucile feels this is fantastic and very interesting especially if funds can be attained. Mr. Pilla states this will be a 1-2 page submission of which they receive hundreds and hopeful the Old Town Hall project will be one of the ones the program selects.

At 7:15pm Christine Cochrane and Roger Turner leave the meeting to attend the BOS Meeting in regards to the Historical Commission presentation to the BOS.

The following meeting dates were confirmed:

January 23

February 13

February 27

March 13

March 27

April 10

April 24

Mark Trudell stated that he has requested from Town Treasurer, Marilyn Thompson all of the operating expenses for OTH for 2017, which she is compiling. These numbers will go into the Committee's report to the BOS and Town Meeting so it is clear what the property will cost taxpayers even if it sits idle.

Cliff Barnes mentioned that Susan Abate, Walpole Purchasing Agent, would provide direction for any requests for proposals.

Approved 2/13/18

Richard Pilla asked Mark Romeo to reach out to the managers of performance facilities in the towns he had referenced in his report to the Committee so that members can tour those facilities and ask questions to better understand their economics. Mark Romeo will report back to the Committee at its next meeting.

Among the facilities to be visited are, The Spire, a former church in Plymouth, TCAM in Natick which is a former fire station.

Ron Fucile reminded the Committee that Blackburn Hall is itself a unique facility and that some of the uses suggested for OTH could be accommodated at Blackburn Hall.

Mark Romeo mentioned that Local Access TV which is currently located at the high school, and if a new high school is built, Local Access TV would be looking for a new facility to relocate to. Pilla suggested that if the Local Access needed 3,000 SF, that at \$30.00 PSF, NNN and \$90,000 Per Year, could generate between \$900,000 and \$1,2M dollars in value.

Other potential users of performance space could be Harney's Irish Step Dancers and Walpole Footlighters.

Mr. Trudell makes a motion to adjourn at 8:00pm. Ms. Pelick seconds the motion. **The motion is approved 5-0-0.**

Appendage - Notes from 12/18/17

A meeting of the Walpole Town Hall Re-Use Committee was held on December 18, 2017 at 6:30pm. The location of this meeting was moved from the Executive Conference Room in Town Hall to the Walpole Library in the Community Room due to the Walpole Town Hall being locked and unable to access.

The following members were in attendance:

Richard Pilla, Chair

Cliff Barnes, Vice Chair

Christine Cochrane, Secretary

Ron Fucile

Roger Turner

Beth Pelick

The following member was not in attendance:

Mark Trudell

The following guests were in attendance:

Sam Obar, Chairman of the Historical Commission and ReUse Support Member

George Ransom, Historical Commission

Jane Bergen, Town Meeting Member

Richard Pilla began the meeting at 6:45pm.

Mr. Pilla reviews the required next steps for the committee. The Committee needs to identify funding for the Environmental Assessment. Mr. Pilla points out the Town as owners of the structure are responsible for any remediation. Cliff Barnes notes it is the BOS that need to identify the funding source. Mr. Pilla states the Walpole Police will not be out of the building until 4/2018 and the committee needs to get proposals and once they are out the assessment needs to be completed, which will take form 30 to 45 days. George Ransom inquires on what does the Committee feel will be found as a result of the assessment? Mr. Pilla points out that lead paint or asbestos in the flooring or around pipes may exist. The company will also look at the history of the building and any possibilities of any past uses may have engaged in activity to produce hazardous materials. This would be done in Phase 1, no penetrations will be done until Phase 2 when the building is vacant. Mr. Fucile states any potential company would require a walk through to provide a bid. Mr. Pilla agrees and any request for a proposal will be coordinated with the Walpole Police. Mr. Barnes states funding needs to be identified to get this started. Will the funding come from Free Cash - Town Meeting Vote? , Reserve Fund Transfer? Appropriation from TA through the BOS? Mr. Barnes reports Thomas Gregory has advised the ReUse Committee to put this request in writing to the TA, James Johnson to clarify and provided the funding source for the Environmental Assessment. It is estimated that the Phase 1 will cost roughly \$2,500 and a Phase 2 would be roughly \$10,000. It is in agreement that Mr. Barnes will follow up with TA Mr. Johnson, Assistant TA Mr. Gregory and contact Susan Abate, Assistant Purchasing Agent to provide funding so the Phase 1 can be done and then moving forward go to TM or Reserve Fund Transfer for Phase 2 funding.

Minutes November 21, 2017

No vote will be taken until the ReUse Committee's next meeting in January.

Objective - The ReUse have a report complete to present to 5/7/18 Town Meeting

Mr. Pilla feels the Committee needs to meet twice a month until the May 2018 TM to reach this goal. The report will identify the most viable reuse options for the Old Town Hall. The intent is to arrive at an option that would create the greatest value to the Town of Walpole from both a financial and cultural perspective, without burdening tax payers with additional debt. Beginning in January the ReUse Committee will be meeting twice a month during the months of January through April. The Committee will meet on January 9 and January 23, then going forward the Committee will meet every first and third Tuesday of the month beginning in February.

Possible Reuses At this Point

- Mr. Fucile feels Marc Romeo's idea of a Performing & Visual Arts Center is fantastic and it is fascinating to think this can be done.
- Mr. Pilla suggests the Committee ask Mr. Romeo to put together a list of similar existing facilities and the Committee tour one to see how it functions.
- Mr. Ransom asks why not housing? Why not condominiums - Roughly 10 units at 2000 square feet each while still retaining the exterior historical character of the structure.
- Jane Bergen agrees - why not the Historical Society on the first floor and condominiums above?

Approved 2/13/18

- Sam Obar reports the Historical Society feels it would be too difficult to maintain two sites and there would be a lot of issues to move.
- Roger Turner agrees with Mr. Obar and goes further in saying the West Street site if vacated by the HS would have to be returned to the trust that donated it for the use of the HS and then it would be in danger of being demolished.
- Mr. Pilla suggests not to relocate the HS but to borrow various pieces to be displayed at the Old Town Hall so others can appreciate them as they would be more accessible there.
- Beth Pelick is favorable to the idea of a mixed use. Possibly a restaurant as Mr. Pilla had suggested with condominiums or a Performing Arts Center.
- Mr. Barnes is going to research the requirements of retail on the bottom floor if residential is on the upper floors, since the structure is in the Central Business District.

Mr. Ransom concludes the meeting by informing the ReUse Committee that the Walpole Historical Society will be presenting a program on the history of Old Town Hall on February 21, 2018.