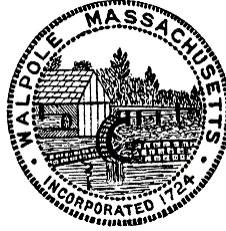


Members

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



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 April 18, 2017 in the Executive Conference Room in Walpole Town Hall.

The following members were in attendance:

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

The following guests were in attendance:

Thomas Gregory, Assistant Town Administrator
Roger Turner, Historian
Hometown Weekly, Reporter

Thomas Gregory called the meeting to order at 6:30pm.

Discussion and Vote on Committee Organization:

Mr. Gregory states his role in the Re-Use Committee. He will be in charge of gathering documents requested by members, posting the agenda and will provide general support.

Mark Trudell makes a motion that Richard Pilla serve as the chairman. Beth Pelick seconds the motion. **The motion is unanimous passes 7-0-0.**

Ron Fucile makes a motion that Cliff Barnes serve as the vice-chairman. Mr. Trudell seconds the motion. **The motion is unanimous passes 7-0-0.**

Mr. Barnes makes a motion that Christine Cochrane serve as the secretary. Mr. Fucile seconds the motion. **The motion is unanimous passes 7-0-0.**

General Discussion on 3/21/17 Tour of Town Hall

Mr. Gregory gives a brief summary of the tour. The committee was given full access to all three floors of the building. After the tour, the members conducted a general discussion of their reaction to the tour, perception of the building, and what documents need to be obtained going forward. All agreed this will be a challenging task.

The Civil War Plaques located in the Old Town Hall were also discussed. Mr. Fucile states the plaques are very historical and it would be too dangerous to remove them in fear of damaging them.

Identification of Documents Required

Mr. Pilla suggests the committee run through the packet of documents Roger Turner has provided to each member. Mr. Turner presents the documentation including photographs.

Identification of Next Steps

Mr. Pilla inquires if the Board of Selectmen want a date certain when the committee should have their final recommendations. Mr. Gregory reports there is no set time limit, the BOS would like the committee to meet in earnest and bring in outside folks if needed. The committee agrees setting a tentative finding date for 2017 Fall Town Meeting.

The committee brainstorms possible options:

- Town retain ownership - invest in remodeling - for municipal use - would need TM appropriation
- Long term lease - 50+ years so the developer can obtain financing for remodeling
- Retain ownership lease to a non-profit such as the Historical Society
- Sell

Mr. Fucile states the town should not dispose of the building and the committee should do everything in its power to retain this historic symbol of the Town of Walpole.

Mr. Pilla identifies the top 3 items which need to be addressed so the committee has a better understanding of what possible uses are viable. The following sub-committees are formed:

1. Building Audit - Financial/Physical Review - Cost to Operate, Utilities, Code Compliance, etc.
Mr. Barnes and Mr. Trudell
2. Highest, Best Use - Mr. Pilla volunteers his company, Paramount Partners, Commercial Real Estate Solutions to perform this at no cost to the town
3. Environmental Assessment - Mr. Gregory would like to identify funds first

Mr. Gregory informs the committee there maybe limited funds for the Environmental Assessment but there is no stand alone budget. Mr. Pilla states there should be a bid process and at a minimum of 3 bids should be retained.

Mr. Pilla states the parking, including the entire downtown parking needs to be reviewed. He states we want this building to be successful and we can not look at it in a vacuum.

Mr. Gregory volunteers to be in charge of the Re-Use Committee web page on the Town of Walpole's Website. If any of the members would like to have any information on the website, please submit to Mr. Gregory.

Mr. Pilla would like the committee to hold a meeting inviting the public to come in and discuss their ideas to get a sense of what the community would like to see happen with the building.

Mr. Fucile makes a motion to set a meeting for Tuesday, June 13, 2017 inviting the public for input on the reuse of the Old Town Hall. Mr. Barnes seconds the motion. **The motion is unanimous passes 7-0-0.**

Mr. Fucile makes a motion to have Town Administer, James Johnson to entertain announcing the Re-Use Committee and its' purpose, including the date, time and location of the meeting on June 13, 2017. Mr. Trudell seconds the motion. **The motion is unanimous passes 7-0-0.**

Mr. Gregory informs the committee he has a binder full of information related to the Old town Hall and it will be kept in the TA office for review.

Michael Keefe would like to obtain plans of the building and he is currently doing research to attain these. Mr. Keefe states the architect J. Williams Beal & Sons of Boston was very prominent and also designed other landmarks such as the Castle in the Clouds in New Hampshire.

Mr. Trudell reviews Open Meeting Laws with the committee.

Mr. Pilla sets the next meeting of the committee for May 16, 2017 at 6:30pm in the Executive Conference Room in Walpole Town Hall.

Mr. Trudell makes a motion to adjourn at 8:00pm. Mr. Barnes seconds the motion. **The motion is unanimous passes 7-0-0.**