

Approved on 7/18/17

**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 June 20, 2017 in the Executive Conference Room in Walpole Town Hall.

**The following members were in attendance:**

Richard Pilla, Chair  
Christine Cochrane, Secretary  
Ron Fucile  
Mark Trudell  
Roger Turner

**The following members were not in attendance:**

Cliff Barnes, Vice Chair  
Beth Pelick

Richard Pilla called the meeting to order at 6:45pm.

Review and Vote to Approve the Minutes of May 16, 2017 and June 13, 2017

Mark Trudell makes a motion to accept and approve the minutes of 5/16/17. Ron Fucile seconds the motion. **The motion is approved 5-0-0.**

Mr. Trudell makes a motion to accept and approve the minutes of 6/13/17. Mr. Fucile seconds the motion. Mr. Trudell amends the motion to add the list of public suggestions into the minutes.

Mr. Fucile seconds the motion.

**The motion is approved 5-0-0.**

Sub-Committee Updates

Mr. Trudell states TA James Johnson can do most of the building assessment in house using the DPW, Town Engineer, and Building Commissioner to get an evaluation completed. Health issues such as lead paint, mold, and asbestos may need TM appropriation to have done.

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Mr. Pilla inquires what is the Bid Procedure to have these assessments done. Does it need to go through TM for rough estimates?

Mr. Fucile reports it will need to go through a Bid Procedure which includes advertising it in the paper and getting 3 bids. Mr. Pilla is going to reach out to Mr. Gregory to confirm process to have an Environmental Assessment Cost to present to Fall 2017 TM.

Mr. Pilla reiterates the importance of David Norton, Town Building Commissioner playing a key role to reach this goal for TM.

Mr. Fucile states it would be good to provide alternate scenarios to TM. For example it will cost X to renovate the first floor and will cost X to open the large hall to its former layout prior to being broken apart for use as offices.

Mr. Pilla states the work can not be done piece meal, who is going to want to occupy a building with ongoing construction? Remediation is the sellers responsibility, the environmental problems have to be taken care of by the town. Possibly the town could front the costs and be reimbursed, work into an economic deal - Can Not transfer titles unless the building is clean.

Mr. Fucile states - would like to request the Building commissioner, David Norton to attend our next meeting - Need Mr. Norton to work with us, side by side and the will of the Town needs to be involved.

Mr. Pilla - this committee needs to understand if the town is willing to take on the responsibility and costs associated to update and remediate this structure for any idea to be viable including possible options for private use

Mr. Trudell states his goal is to have the Building Commissioner complete a walk through with him and to have the Building Commissioner attend our next meeting.

Mr Pilla - states he will put together a memo for the BOS which will include our all the minutes, describe what the committee is doing, list of suggested uses from the public forum and express the committee is doing its due diligence given this task.

#### Possible Use as a home for the Historical Society/Historical Commission

Mr. Fucile - As a town, need to start thinking differently about the function of the HS. Possibly make the first floor into an annex to the HS as a museum

Mr. Trudell reports if a municipal body does not maintain occupancy in the Deacon Willard Lewis House on West Street the town will lose the building and it will return to the Kendall Trust.

#### Summary of June 13th Public Forum and Discussion of Suggested Uses

Mr. Pilla states he was hoping for a larger public turn out but the people who did attend were very constructive. The public forum was well managed and captured a number of public comments which provided a large shopping list of ideas.

Mr. Fucile requests each member review the list of uses generated by the Public Forum to prioritize the list with 1,2,3,4 rating as to their thoughts on the most viable ReUse of Old Town Hall to share at the next meeting.

Approved on 7/18/17

### Schedule Meeting with downtown Merchants and Property Owners

Mr. Trudell suggests sending out a survey to all downtown merchants/owners informing them of our committee and requesting their input on what they would like to see done.

Mr. Turner states the Downtown Merchants can be our best friend and they should be involved.

Mr. Pilla states the more buy-in the better, the more who participate the better. Mr. Pilla will reach out to the Chamber of Commerce, the Economic Development Commission(EDC), Donnell Murphy and Elizabeth Dennehy. Possibly they could attend one of the ReUse meetings or the ReUse Committee could request time on their next meeting's agenda.

### New Business

Mr. Pilla - one idea is Blackburn Hall should be tied into the Old town Hall. If it is going to cost more than the town can afford possibly sell the Old Town Hall with heavy deed restrictions and the proceeds from the sale be allocated to making Blackburn Hall a viable Performing Arts Center. Mr. Fucile states if the town is willing, creating a downtown campus would be a great opportunity.

The September meeting of the ReUse Committee has been rescheduled to 9/26/17.

Mr. Turner states he has been contacted by the local cable TV network and they are requesting a slide presentation of the history of the Old Town Hall to be shown on local access TV. The Historical Society will also use this presentation at one of their upcoming meetings. Mr. Turner reports he will use the slide presentation that Christine Cochrane and he prepared for the public forum and add to it.

### Mr. Pilla Summary

- Contact EDC get on their agenda
- Reach out to the Chamber of Commerce
- Prepare Update/Memo for the BOS - See if they would like the ReUse Committee to come before them
- Reach out Assistant TA Mr. Gregory regarding the Environmental Proposal
- Next meeting of the ReUse Committee will be on 7/18/17 at 6:30 at Town Hall

Mr. Turner makes a motion to adjourn at 7:55pm. Mr. Trudell seconds the motion.

**The motion is approved 5-0-0.**