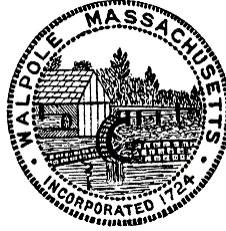


Approved 8/15/17

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 July 18, 2017 at 6:30pm in the Executive Conference Room in Town Hall.

The following members were in attendance:

Richard Pilla, Chair (6:45pm)
Cliff Barnes, Vice Chair
Christine Cochrane, Secretary
Ron Fucile
Roger Turner
Mark Trudell

The following member was not in attendance:

Beth Pelick

The following guests were in attendance:

Thomas Gregory, Asst. Town Administer
David Norton, Walpole Building Commissioner

Cliff Barnes called the meeting to order at 6:40pm.

Review and Vote to approve Minutes of June 20th Meeting

Mark Trudell makes a motion to accept and approve the minutes of 6/20/17. Ron Fucile seconds the motion. **The motion is approved 5-0-0.**

Mr. Gregory for purposes of efficiency request the committee establish a recurring agenda so as to post the meetings in a timely manner.

- Call to order
- review/vote minutes
- Updates
- Open Discussion
- ID next Steps
- New Business/ Old Business
- Adjourn
- Make note a vote may be taken

Approved 8/15/17

Mr. Gregory reports he did a walk through of the Old Town Hall with Walpole Building Commissioner David Norton.

Mr. Norton's Observations

- Outside - roof is in pretty good shape
- Nothing concerning on the exterior
- Building has good bones
- Elevator is in compliance for the building it is in and the current use
- Heating/AC system are ancient - Need updating
- Plumbing needs updating
- Electrical is a mix of old and new - needs further inspection and updating
- Depending on use will need Fire Alarm Updates and be Sprinklered
- Clearly some lead and asbestos present - how much unsure until further inspection done by a private company
- Need to hold off on any testing until the Police have vacated the building
- Bathrooms need to be brought up to code for handicap accessibility
- Does not see the basement being used for the Public
- Need to enclose the area around the elevator for public access
- Ceiling floor to attic needs to go
- Need for parking will affect the use of the building
- The West Street Project as well as the Foundry project will be reducing the number of parking spaces downtown and will have a negative affect on the municipal lot abutting the Old Town Hall
- May consider a use where shared parking would exist - such as a restaurant which has a higher demand for night parking
- Need money - Depending on use will dictate the amount of work needed and the amount of money required

Mr. Pilla reports architect:

Jeremiah B. Huson, Associate AIA, AWS Blacksmith / Owner ForgeWorks, Walpole, MA, did two walk throughs of Old Town Hall, first one on 7/5/17 and is drawing up plans of what exists now. Mr. Huson among other things will identify which walls can be removed/moved to accommodate different uses. Mr. Norton agrees once we have plans it will provide some basis to look at and then an idea of costs can be determined based on the proposed uses(s).

Mr. Pilla reports on Sunday, 7/16/17 a complete inventory of all parking spaces available in the downtown area was conducted. It included a count of all street, municipal, and private spaces. Mr. Pilla would like to identify how the parking can be coordinated maximizing the greatest number of spaces available. To a large degree parking will dictate the use of the Old Town Hall. Mr. Pilla reports this information will be ready to present for the August meeting.

Mr. Trudell states that other than Heating and A/C updates, walling off the entrance to the elevator, preventing use of the bathrooms in the basement, refreshing the existing office space

the Old Town Hall could be used for municipal use. Mr. Norton agrees as long as you do not expand on the use it is possible to use as municipal space. Mr. Norton cautions there are different layers of municipal use. For example, offices vs public meeting space. Mr. Norton states any municipality functions best when they are together. If you remove one and place it in a separate building it will affect the functionality. Possibly moving the School Department would be an option, they are the only department not interacting with the other departments continuously. Mr. Fucile agrees the School Department would be a good department to move into the Old Town Hall.

Mr. Gregory asks the question....How can we rework the Old Town Hall so it helps with the problem of lacking meeting space in the present town hall? It is estimated that the School Department occupies 35% of the space at the current town hall. Mr. Fucile states the Old Town will have to be modernized before any moves are done.

Mr. Pilla

- 31,262 sq.ft. in the present Town Hall
- School Department is occupying approximately 7,800 sq.ft of the current town hall
- The Old Town hall is 9,500sq.ft.

Mr. Pilla asks Mr. Norton if this committee can touch base with him periodically. Mr. Norton agrees and requests to be sent the floor plans. Everyone agrees the more of a public use the more money is going to be required.

Mr. Trudell reports he will be meeting with Don Anderson to review maintenance records and to find out what the cost to the town is now and if the building was left vacant will what would be the cost to the town.

Mr. Fucile states it is important to identify what the cost to the town will be if the building was left vacant. Being vacant would increase the insurance costs and we still need to heat and maintain the building if left vacant. Mr. Fucile suggests the Historical Society occupying a portion of the Old Town Hall. He reports the current Historical Building on West Street is too small and not handicap accessible and it is difficult to get in.

Mr. Norton suggests putting on the ReUse Committees website a request to the public for any documents, plans or photos they may have regarding Old Town Hall.

Mr. Pilla is going to draft an article for the local newspapers to let let the public know our committee exists, the purpose, and request documents. It will be sent by 7/21/17 and be ready for the 7/27/17 edition.

Mr. Pilla Next Steps

- Set up meeting with the EDC
- Continue our meetings
- Invite architect, Jeremiah B. Huson to the August meeting to go over the plans.

Approved 8/15/17

Mr. Trudell makes a motion to dissolve the sub-committees and assign the one lead person to complete the task. Mr. Fucile seconds the motion. **The motion is approved 6-0-0.**

Mr. Fucile makes a motion to adjourn. Mr. Barnes seconds the motion. **The motion is approved 6-0-0.**