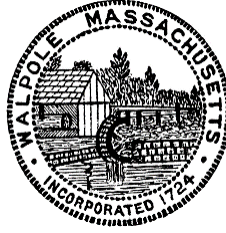


Approved 11/21/17

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 Tuesday, September 26, 2017 at 5:00pm in the Room 112 in Walpole Town Hall to participate in a discussion with the Economic Development Commission.

The following members were in attendance:

Richard Pilla, Chair
Cliff Barnes, Vice Chair
Christine Cochrane, Secretary
Roger Turner

The following members were not in attendance:

Ron Fucile
Mark Trudell
Beth Pelick

Chairman Richard Pilla gives an update and overview of the objective assigned to the ReUse Committee by the Board of Selectmen. This update includes the process of which the committee has followed and the current conditions of the Old Town Hall. This building is a historical site and has come to be a symbol/landmark for the Town of Walpole. The purpose of this meeting is to discuss with the EDC their thoughts and input on the reuse of Old Town Hall once the Walpole Police vacate the building. Mr. Pilla states the EDC are the eyes and ears of the downtown merchants and would like to hear any ideas or suggestions you may have. Once the ReUse Committee has gathered all the information we will take that information and then present a **preliminary** report to the BOS and to the Fall 2017 Town Meeting. Mr. Pilla explains the ReUse Committee has no funding and to date evaluations and work done has all been volunteered. Mr. Pilla states the ReUse Committee is looking at all possibilities and are being objective as possible. He continues, multiple options are being considered based on feasibility and costs.

John Hasenjaeger, EDC member

- Let the private sector take care of the reuse, auction the building off and the town should take the funds and give back to the tax payers
- The town is not in the leasing business
- Put a good value on it, put a proper assessment on it and sell to the highest bidder

Harry Brousaides

- Icon of Walpole

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- Symbol of the Walpole Chamber of Commerce
- Would be a tremendous loss
- If run efficiently it could bring in more business and money to downtown
- Possible uses a college, bookstore, or a coffee shop

Mike Amaral

- Just because it is on the Historic Registrar, it does not mean the building could not be torn down
- The town would have to work out a deal that the building can not be torn down
- The ReUse Committee needs to talk with Medfield and Canton and ask how they were able to renovate and reuse their old town halls
- Use the \$1 million the Selectmen want to give back to the tax payers to help defray costs of renovation
- Make it a performance space, meeting space
- The building is unique
- Think of the past a public building should stay a public building
- Wants this to stay town land

Marc Romeo, EDC Member

- Anti small government
- Unique and special situation - Building has historical significance - not willing to treat it like the old library
- Wants the Old Town Hall to be used and enjoyed by the people
- Proposed 400 units a stone throw of the building make it a very desirable location despite parking

ReUse Committee member, Roger Turner delivers a brief history of the building and its' uses over the years.

John Hasenjaeger, EDC member

- RFP procedure can be used to put deed restrictions on the building/site
- Points out this building has been rejected by Walpole Town government, School Department, Administration, Police, and Fire
- Possible use a non-profit - Civil War Museum

Donnell Murphy, EDC Chairman

- Look at the Walpole Downtown Action Plan - sums up what is needed downtown based on demographics, income, etc
- Biggest hold back is the lack of parking
- Hard to sell, hard to rent, even at a reduced rate
- Tough Task
- New Fire Department placement hurt the marketability

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Eric Hurwitz

- Do Something extra ordinary
- Bring in culture
- 18 miles from Boston - Open Walpole Academy of Music in collaboration with one of institutions - Berklee, NE Conservatory
- Restore the hall and make into a performance hall
- Great south campus
- Mr. Hurwitz submitted a hard copy to the ReUse Committee

Mike Amaral

- Parking problem understood - Can utilize the playing field out back here and relocate the athletes away from the area
- Not due to a lack of land
- Up to us to preserve

Mr. Murphy, EDC Chairman thanks the ReUse Committee and invites them back to discuss further at a future meeting.

6:10 pm End of discussion