

The Board of Selectmen met on Tuesday, January 9, 2018 beginning at 7:00pm in the Main Meeting Room of the Town Hall. Ms. Ragosta was absent. The following members were present.

Eric Kraus, Chairman  
Mark Gallivan, Vice Chairman  
Nancy Mackenzie, Clerk  
David Salvatore

Also present:  
James Johnson, Town Administrator  
Cindy Berube, Executive Assistant

### ANNOUNCEMENTS AND PROCLAMATIONS

Mr. Kraus read the proclamation for Janice Wilkins. She is the oldest living former Selectperson of Walpole at 94years of age. She was one of the first women not only in Walpole but also in the state of Massachusetts to run and win a seat on the Board of Selectmen. She served from 1953 to 1963. At that time they had to run annually. She was a pioneer for other women to run for a seat. She was an attorney for the Kendall Company.

MOTION moved by Mrs. Mackenzie to sign the proclamation for Janice Wilkins, seconded by Mr. Kraus VOTED 4-0-0

### APPOINTMENTS

#### 1-1 Public Hearing, Ravens Vine change in Category License

MOTION moved by Mrs. Mackenzie to open the public hearing, seconded by Mr. Gallivan VOTED 4-0-0

Mark McAuliffe from Ravens Vine and Tap. We have been open a year and half. We open at 4pm we do a lot of parties. They all want to go into the Ravens Nest because we have the All Alcoholic liquor there. That is why we are applying for a change from Wine and Malt to All Alcoholic. Eric wanted to know if they could connect the two facilities. Then you would only need one license. Mark explained there is no adequate connection.

Mrs. Mackenzie noted he is doing art stuff and craft things on Tuesday nights. In the summer time we have outdoor seating.

Joanne Hilbert on behalf of Walpole Cooperative Bank, they are not opposed to this application. There only comment there was an issue with the grease trap and a mediation system was put in place to prevent overflow. We want to ensure with this change, will there be any change in the food service. We want to be sure that the system will not be over burdened.

Mr. Kraus had checked with TA and the owner of the Ravens Nest and everything to date appears to be up to date. If there is another issue, the Ravens tap will be responsible for that.

Mr. Johnson had checked with BOH and S&W and they are 100 compliance. The S&W found no excess grease there.

Mr. McAuliffe, if I do put in a hood fan I will put in the exact same system in there.

MOTION moved by Mrs. Mackenzie to close the hearing, seconded by Mr. Gallivan, VOTED 4-0-0

MOTION moved by Mrs. Mackenzie to approve the Change of license from Wine and Malt Beverages to an All Alcoholic Beverages for the Coffee perch Inc. d/b/a/ Ravens Vine & Tap 108 Main Street, seconded by Mr. Gallivan, VOTED 4-0-0

### Housing Partnership Committee Appointments

#### 1-2 Jeanne Nickola

Jeanne is seeking membership to the Housing Partnership Committee. She has been a Walpole resident and her mom owned a restaurant in town. She has been involved helping homeless families and Section 8 income housing for 21 years. Has involvement with shelters. I have a college degree in mental health services, and three years of criminal justice.

Mr. Salvatore asked her what do you think are some of the challenges for affordable housing in Walpole. Jeanne the thought of what kind of people will come in. What people are expecting. Low-income families.

Mrs. Mackenzie asked her do you have any suggestions how to increase our stock. Screening, what we are looking for in town expectations of families.

Mr. Gallivan thanks for volunteering.

MOTION moved by Mrs. Mackenzie to appoint Jeanne Nickola to the Housing Partnership Committee for a three-year term until 4/1/2021, seconded by Mr. Gallivan VOTED 4-0-0

#### 1-3 Willa Bandler

Ms. Bandler lives at 555 Winter Street, commitment to social causes and an architectural nerd. I learned what makes housing effects communities. I build things myself; I built the barn our horses live in. I am not a professional contractor, awareness as to what makes projects like that go. Way to rehab existing building, I do have a strong desire in preserving older buildings. The biggest challenge we face here we do not like apartments in this town and it is really hard to have affordable housing if you require single-family homes on 1 acre. You need to make the housing affordable. Sarah Katib sent me the report of the housing production plan. In order to

hit that goal to have additional % each year. In order to hit that to have an additional 38 units per year built. In order to hit our target every unit we build would have to be affordable.

Mr. Salvatore noted that on his lot the land exceeds the value of the home. We had several moratoriums past. We need to be reviving. We need to look at density and getting some affordable housing. Ms. Bandler stated there needs to be public transportation. How do we get that to happen?

Mrs. Mackenzie was already excited by both of the applicants as you seem like a great beginning. Mr. Gallivan and Mr. Kraus thanked them for volunteering and for the time you are going to put into this.

MOTION moved by Mrs. Mackenzie to appoint Willa Bandler to the Housing Partnership committee for a three-year term until 4/1/2021 seconded by Mr. Gallivan, VOTED 4-0-0

7:25pm 1-4 Historical Commission , PowerPoint presentation

Mr. Obar introduced the Historical members present, that being Christine Cochrane, Roger Turner and George Ransom.

He talked about what they do. Established in 1970 their primary function is to oversee the execution of Chapter 349 of the Demolition Delay Bylaw for structures in town that are more than 100 years old. They work with the Historical Society. They store artifacts.

#### Year in Review

The have held 14 meetings and 5 site visits. The Barn Survey will be completed shortly. We were involved in the Old Town Hall Reuse Committee. We have a meeting with Mass Historical Commission and counterparts in other towns.

#### 2018 Major Goals

They wish to make updates to the Demolition Delay Bylaw at the Spring Town Meeting. Looking to increase membership. Bring the Barn Survey to a conclusion. Continue involvement with Old Town Hall Reuse Committee to ensure the building's permanent preservation and rehabilitation. Install a National Register of Historic Places plaque at Union Station and hold a ceremony. Identify and begin process to put local buildings, or districts on the National Register of Historic places.

He has had conversations with Mr. Johnson about a part time secretary. There was one in 2015. Mr. Kraus what can we do to help? Mr. Obar encourage Mr. Johnson to fund this. We base it on 5 hours a month at a cost yearly of \$1,291. Mrs. Mackenzie so there is already approved job description for this job. She suggested looking at senior work off program.

#### Demolition Delay Bylaw.

It was enacted in 1973 and updated in 2005. There are currently 150 communities across the Commonwealth that has this. We review any demolition application for houses more than 100 years old and if we deem historically or architecturally significant the commission may impose a delay of six months on demolition. He showed pictures of Home that were demolished or have a delay. One of them is located at 1350 North Street and was built in 1745. The other is located at

777 East Street Melzar Allen house built in 1840 and there are demolition delays in effect for both locations.

Mr. Mackenzie when you do that and they look into alternatives. So we do, but usually the applicant. 1034 East Street, we did a delay. We told the applicant to get a structural engineer to look at the building. We lifted the delay at that time. So far we have had very cooperative applicants. Pulte wanted to tear down the house at 777 East Street.

#### Proposed Demolition Delay Bylaw Changes

Some things that we would like to change in the bylaw. Section 2 we wanted to add terms. He reviewed some of the changes. We do want to extend the delay from 6 months to 12 months based on the recommendation of the Mass Historical Commission. They would like to add language that allows the Commission to adopt any rules and regulations necessary to administer the bylaw or delegate authority to make initial determinations of the historical significance and adopt a schedule of reasonable fees to cover the costs associated with administration of this bylaw.

Mrs. Mackenzie, in changing the name from Building Inspector to Commissioner. SO that is what he is called.

Mr. Salvatore talked about reading in definition section Bona Fide. Mr. Obar explained the applicant shall find a Bona Fide effort.

Mr. Kraus if we had the 12-month not the 6-month delay what would that do? Mr. Obar if we impose a 12-month delay it gives more teeth to find a solution.

Mr. Kraus so there has to be an article to make the changes. Mr. Johnson you can sponsor the article or you can wait for 10 residents.

Mr. Kraus and Mrs. Mackenzie do not mind sponsoring the article. She suggested submitting this to the planning board. Would you mind waiting to the fall? Mr. Kraus want this on the Spring. We can always amend. It is important to get as many people involved in it.

Mr. Salvatore perhaps you could create by laws that finding of facts to make it 12 months. You can have two levels. It could be 6 or 12 months. It may not be allowable. Good photographic record. So we can preserve the photos for future. I know in RI law and Dept. of Interiors, there are guidelines and this is what you need to do before you demolish it. Mr. Obar explained we usually do make an effort for that.

Mr. Kraus wanted to know how many buildings in town are there that are over 100 years old. Mr. Obar stated there are approximately 1,000 structures under our jurisdiction. DS is there any area where historic area. He said that up on North Street the residents are trying to create a historic district. It is complicated.

7:50pm- Boy Scouts

There were two Scouts in the audience and Mr. Kraus asked what they were present for. They explained this is for us to get a communications badge.

## NEW BUSINESS

### 1-6 Police Chief John Carmichael's Contract

MOTION moved by Mr. Gallivan to approve and sign the Employee contract for Police Chief John Carmichael For July 1, 2018 through June 30, 2021, seconded by Mr. Salvatore VOTED (3-0-1NM abstained)

Mr. Salvatore explained this discussion took place in Executive session. Mrs. Mackenzie did not participate and will not vote on the contract.

### 1-7 Finance Director Marilyn Thompson Contract

MOTION moved by Mrs. Mackenzie to approve and sign the Employee contract for Finance Director Marilyn Thompson for July 1, 2018 through June 30, 2021 seconded by Mr. Gallivan, VOTED 4-0-0

### 1-8 Renewal of Eastern Pearl License

The Town was advised by the ABCC that although the Board had revoked the license there has been no decision by the ABCC on their appeal. This is because if they do not support the Town's decision then the license reverts back to them and if we were to transfer the license they would not have one available.

MOTION moved by Mrs. Mackenzie to renew the Eastern Pearl All Alcoholic License and hold until the ABCC renders a decision on the appeal seconded by Mr. Gallivan, VOTED 4-0-0

## CONSENT AGENDA

MOTION moved by Mr. Salvatore to approve and accept the following items listed under Consent Agenda

1. Gift Acceptance from Donald & Barbara Accetta to Fire Gift Acct \$100.00 (1-9)
2. Gift Acceptance from Anon to COA building fund \$580.63 (1-10)
3. Request from JWCW to place an A-Frame on Town Common and Common (1-11)  
Near Plimpton and East to announce fundraiser for Trivia Night on 1/27/2018
4. Accept resignation from James DeCelle from the Zoning Board of Appeals (1-12)

Seconded by Mrs. Mackenzie, VOTED 4-0-0

## MINUTES

MOTION moved by Mr. Kraus to approve the minutes of December 19, 2017, seconded by Mr. Gallivan, VOTED 4-0-0

## TOWN ADMINISTRATOR UPDATE

Eversource- left a considerable amount of e. Walpole residents without power for about an hour early Sunday morning due to what they have called scheduled maintenance. He reached out to them. They explained this maintenance is part of the emergency work procedures when they discover an electrical issue in the system. He asked them to consider doing this on weekends. They encouraged residents to call the Eversource Customer Service line for further information,

MBTA Parking- He was informed by the Manzo Corp that they have been unable to open their parking in December as promised due to some legal issues. We are working with them. I am disappointed. I want to remind people that the Recreation parking lot is plowed and remains open at no charge. I am open to finding other solutions.

Mr. Kraus it is a situation that I wish we had an easy solution to. I am glad the center pool parking lot is open

Budget message-February 1, 2018 at the library. He is continuing to work with the Finance Team to deliver a balanced budget

Snow Cleanup- in the downtown and East Walpole starting tonight from 10-7.

Mrs. Mackenzie talking about snow that we cannot move the snow fast enough. I think the DPW and the private plows did a great job. I was wondering if the Chief could come up and talk about a young man. Chief Carmichael we have positive tickets, when we see someone doing something positive. We have a program called Walpole community heroes and we have given out 5 or 6 of those. After the snow storm, Thursday and Friday, Ethan Hosis shoveling out the fire hydrants and learned another individual Ryan Jackson and he was doing the same thing, cleared the fire hydrants in front of his home and continued to do all the remaining hydrants on the street.

## EXECUTIVE SESSION

Chairman Declaration:

Pursuant to G.L .c.30A, §21(a) (3) &, (2) purpose of the session will be to discuss strategy with respect to

- Conduct strategy with respect to possible litigation as and discussion in open meeting may have a detrimental effect on the Towns position.
- To negotiate and Vote contract with non-union personnel, Chief Timothy Bailey

That a discussion of the foregoing in open session could compromise the purpose for the executive session

That the Board of Selectmen shall return to open session for the purpose of adjourning the meeting.

MOTION moved by Mrs. Mackenzie moved to enter Executive Session under G.L. C30A, Section 21 (a) (3) & (2) for the purposes declared by the Board's chairman seconded by Mr. Gallivan VOTED by roll call, Mr. Salvatore-Aye, Mrs. Mackenzie-Aye, Mr. Gallivan-Aye and Mr. Kraus-AYE

MOTION moved by Mr. Gallivan to adjourn at 8:51, seconded by Mr. Salvatore, VOTED (4-0-0)

(Mrs. Mackenzie left during Executive Session, as she did not participate in a discussion)