

The Board of Selectmen met on Tuesday, October 10, 2017 beginning at 7:00pm in the Main Meeting room of the Town Hall. Mr. Salvatore was absent. The following members were present.

Eric Kraus, Chairman
Mark Gallivan, Vice Chairman
Nancy Mackenzie, Clerk (left at 7:45pm)
Ann Ragosta

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

Mr. Kraus Called the meeting to order at 7:00 p.m. in the Main Meeting Room at Town Hall. Followed by the Pledge of Allegiance.

ANNOUNCEMENTS AND PROCLAMATIONS

Mr. Kraus read document 10-1 into the record.

It is my pleasure to inform the Town of Lt. Emswiler, FF/EMT Morandi, FF/EMTP Shea and FF/EMTP Minutolo have been chosen by the Heroic Awards Committee for outstanding acts of heroism and bravery, They were nominated by Westwood Fire Chief, William Scoble, for their heroism and bravery for their response to a plane crash that occurred at 40 Pear Tree Drive Westwood on July 16, 2016. The ceremony will be held on Tuesday, November 21, 2017 at 10:00 am at Mechanics Hall in Worcester.

APPOINTMENTS

10-2 Request for street opening permit, Columbia Gas

Ms. Walker reported that 91 pleasant St was paved in 2015. It is a leak that needs to be repaired by a certain date. She does not believe it is a class I leak, but a Class II leak. They are trying to button up the roads by October 31st. If it is close to curb I want the whole distance from the curb to the patch. This will cover everything.

MOTION moved by Mrs. Mackenzie to approve the request from Columbia Gas for a Street opening permit for 91 Pleasant Street subject to the conditions set forth by the Town Engineer in a memo dated September 12, 2017 and standard conditions, seconded by Mr. Kraus VOTED 4-0-0

10-3 Motel License, Walpole Motel

Mr. Dhaval Patel explained they took over the Walpole Motel located at 2200 Providence Highway.

MOTION moved by Mrs. Mackenzie to approve the Motel license for 2200 providence Highway, for KVD LLC-Walpole Motel seconded by Mr. Gallivan, VOTED 4-0-0

NEW BUSINESS

10-4 Bid Award, 2018-03 Joint Salt Bid

Mr. Johnson explained the process taken for this bid. He is asking the Board to approve. It is \$45.20 a ton for CCSalt and Solar Salt.

MOTION moved by Mrs. Mackenzie to award contract 2018-03 Joint salt bid with town of Medfield and various other towns to Eastern Minerals Inc., Salt Division for a price of \$45.20 per ton seconded by Mr. Gallivan, VOTED 4-0-0

10-5 Chapter 90 Reimbursement

MOTION moved by Mrs. Mackenzie to approve and Sign Chapter 90 reimbursement in the amount of \$212,555.83 seconded by Mr. Gallivan

Ms. Ragosta asked about the list of roads, does that ever deviate? Mr. Johnson, yes they can, but as we go along and the bids go along we estimate based on last years numbers. They try to stay in the same area of town when working. Ms. Ragosta noted so roads that are in the same area get done.

VOTED 4-0-0

10-6 Reappointment to Walpole Media Corp

Mr. Kraus explained what the board is comprised of. We have letters from Nancy and Steven seeking reappointment to the Board.

MOTION moved by Mrs. Mackenzie to reappoint Nancy O'Neil to the Walpole Media Corp for a one-year term, seconded by Mr. Gallivan VOTED 4-0-0

Ms. Ragosta noted so some of these reappointments they are not re-advertised. She wants to publish all openings.

MOTION moved by Mrs. Mackenzie to reappoint Steve Pellowe to the Walpole Media Corp for another one-year term, seconded by Mr. Gallivan, VOTED 4-0-0

10-7 Knights of Columbus One day for November 4

MOTION moved by Mrs. Mackenzie to approve One Day Liquor licenses for Knights of Columbus November 4th, 7-11pm, seconded by Mr. Gallivan, VOTED 4-0-0

10-8 Knights of Columbus One day for October 21

MOTION moved by Mrs. Mackenzie to approve one day Liquor licenses for Knights of Columbus October 21, 2017 from 6-10pm, seconded by Mr. Gallivan, VOTED 4-0-0

10-9 One day Entertainment License, November 4, 2017

MOTION moved by Mrs. Mackenzie to approve the one-day Entertainment license for Knights of Columbus on November 4, 2017 from 7-11pm seconded by Mr. Gallivan VOTED 4-0-0

ARTICLE #29, Fall Town Meeting

Ms. Barrows was in the audience but was told the Board will only discuss amongst themselves. He had not allowed anyone to speak at the last meeting.

Mr. Johnson informed the members the Planning Board voted 4-1-0 to remand back to Planning Board or refer back to committee.

MOTION moved by Mrs. Mackenzie to refer back to Committee on Article #29 of the Fall Town Meeting, seconded by MG 4-0-0

CONSENT AGENDA

VOTE Consent Agenda Items (These items will be VOTED as one motion)

MOTION moved by Mr. Kraus to accept the Gift Acceptances from Maher & Sarah Khatib in the amount of \$200 and from Mike Frayling in the amount of \$100 for the COA Gift Account seconded by Mrs. Mackenzie, VOTED 4-0-0

TOWN ADMINISTRATORS UPDATE

ARTICLE #18

The County Commissioners want this referred back to committee. Zoning overlay solar farm on Norfolk County land. Mr. Kraus, how do we avoid this from happening again? Mr. Johnson this came up at the Planning Board meeting. Mrs. Mackenzie, anytime it is a zoning article, this Board should not be voting on it until the Planning Board has their public hearing process.

MOTION moved by Mrs. Mackenzie to reconsider the Boards vote on Article #18 of the Fall Town Meeting Warrant, seconded by Mr. Gallivan, VOTED 4-0-0

Ms. Ragosta there was so much community outrage about this. The county can come back.

MOTION moved by Mrs. Mackenzie to refer Article #18 back to the committee, seconded by Mr. Gallivan, VOTED 4-0-0

7:29 Old Town Hall Reuse Committee

Richard Pilla introduced, Ronald Fucile, Cliff Barnes, and Christine Cochrane committee members. We started meeting once this Board was appointed. We have been meeting the 3rd Tuesday of each month. We did not want to look at this project with any preconceived notions. They are trying to be objective as possible. Whatever we finally arrived at we want to make sure it achieves the greatest value to the Town. We want to do it in a feasible way. We have a lot of commercial development going on. Combine that with new Police and Fire station and Council on Aging. For a town of 25,000 that is a lot going on, when we come back to you with our plan, our time line we will be working thru the winter and come back to you after spring for a final report. And if that passes your Board we will present at Spring Town Meeting.

We want to get as much input as possible, a lot of people stepped forward and offered many good ideas, gave us very strong opinions, we held a public forum at the library. That was followed with Economic Development Committee meeting. They submitted some good ideas, and some people stepped forward and volunteered work. This is what we are looking at and considering many things. We want to look at it in a context including the downtown. The Town Hall was built in 1881. It is a catalyst for the future of the downtown. We wanted to get as much input, in the context of the history of the Town. Where the Town wants to go in the future. One thing we heard, return the building to a place for people to gather, convert the 2nd floor it can be a dynamic space, how do we get from where it is today? The building has a lot of inefficiencies. We were presented with different ideas to get a handle on the building. There are some environmental issues there. Whichever way you decide, keep, redevelop, sell we have not drawn any conclusions. We will need what the exposure is on that building. People wanted to be engaged in this project. We recommend creating a more official group, friends of the old town hall. Jeremiah Hudson stepped forward and spent many hours, going thru the town hall and prepared these existing condition plans. He measured every nook and cranny. This is what you have. We want to look at this building for uses. How the building could be shaped and created. Sam Obar did a complete count of municipal parking spaces. This is a community initiative. Talked about maybe being able to park in the Walpole Cooperative Bank parking lot on nights and weekends when the bank is closed. People who are taking the commuter rail are going to be parking in the municipal parking lot. Looking for a managed downtown parking plan. Highest and best use analysis. This is some of the suggestions that were made. Upscale gala events, reception. One of the things that make an area unique restaurants, cafes. There are consumers that seek out these types of places. Why not convert that building for Historical commission/Society. Those are some of the uses, more recently.

Mrs. Mackenzie left the meeting at 7:45pm.

It may be used for musical events. Relationship between our schools and those schools, it could be from the visual arts. All of these things there is an interesting aspect to it. At the end of the day we can come back to you in the spring. There are a lot of good ideas but who is going to pay for it.

Mr. Kraus, we do not know what the it is. Mr. Pilla they are looking at different funding sources. People do not want to sell the building. The bldg. is on the national register, you can make sure nothing happens to that building. It is going to require a log of work. This is one way not taxing the residents. We have had some good coverage in the paper.

The Committee was thanked for their update. This is a jewel of our town, one of the most recognizable buildings. Mr. Gallivan thinks they are on the right track. He knows you are realistic guy and you have to make the property work. Ms. Ragosta likes the idea that they will come up with ideas with cost associate with it. Mr. Pilla stated their objective is to come up with a use or uses to bring the greatest value to the town. In a way that is not going to further tax the people of Walpole.

Cliff Barnes- This picture is the best picture and the focal point of the town. We do not have money to do assessments. We will need money. Tom Gregory has been a great asset to the committee. Mr. Pilla noted the town is going to be responsible for remediation.

7:55pm **OPEN FORUM**

Liz Barrows, I made a poor judgment. I am the person who submitted the Article 29. I thought the proper forum would be the Planning Board but last week I did not get the floor until 11:30 at night.. I was not afforded the opportunity to explain why I am vested in this. The Board is not going to discuss the Article with you. The Board did not allow anyone to speak during our previous meeting on the other articles. Mr. Kraus said that she should attend the Fin Com meeting Thursday night. That is the public hearing. She wanted to know how she could get information out to RTM. Get information via phone, email. You can hand out things at the High School.

TOWN ADMINISTRATORS update continued

WHS Breast Cancer Walk

Received a request late for a Breast Cancer fundraiser event on October 12, 2017. The police chief has no issues.

Boyscouts use of Turner Pond

Mr. Johnson received a request from the Cubmaster to use the beach at Turner pond from 6-7:30 on Thursday October 19th.

Animal Control Hearing

Mr. Johnson wants to know if members are available to start at 6:00pm to hold the hearing and meeting with Counsel on the MBTA issue.

MBTA Parking

Ms. Ragosta asked if the town can put a laminated notice on a pole near the train station. Mr. Kraus felt the more publicity the better.

MINUTES

Vote Approval of Minutes:

MOTION moved by Mr. Gallivan to approve the minutes of September 12, 2017, seconded by Mr. Kraus VOTED 3-0-0

EXECUTIVE SESSION

Chairman Declaration:

Mr. Kraus, I hereby declare that:

- Under G.L. C.30A, §21(a)(3) the purpose of the executive session will be to discuss strategy for the Board's litigating position regarding the MBTA Pilot Program

- That a discussion of the foregoing in open session could compromise the purpose for The executive session; and
- That the Board of Selectmen shall return to open session at the end of Executive Session to adjourn.

MOTION moved by Mr. Kraus to enter Executive session for the purposes stated by the Chair, seconded by Mr. Gallivan VOTED by Roll Call Mr. Gallivan-Aye, Mr. Kraus-Aye and Ms. Ragosta-Aye

The Board moved back to regular session.

MOTION moved by Mr. Gallivan to adjourn at 8:15pm, seconded by Ms. Ragosta, VOTED 3-0-0