

A Regular meeting of the Board of Selectmen was held on Tuesday, September 30, 2014 beginning at 6:30p.m. in the Main Meeting Room of the Town Hall. The following members were present.

Mark Gallivan, Chairman
Christopher Timson, Vice Chairman
Nancy Mackenzie, Clerk
Clifton Snuffer
James Stanton

Also Present:
James Johnson, Interim Town Administrator
Cindy Berube, Executive Assistant

Mr. Gallivan called the meeting to order at 6:30pm followed by the Pledge of Allegiance

Presentation and Discussion on Municipal Facilities Plan

Mr. Timson reported the Board wants to present a well thought out plan for the Town to assist in the Facilities. In order to come up with comprehensive plan, it has taken a few years. The town had the Maguire Group take a look at our facilities and came up with a comprehensive plans. We have our own criteria. Want to address problems without purchasing any land. Want to have economic benefit of combined facilities. Were not able to come up with a combined police/fire facility under this plan. The police and Senior center next to each other and have construction jointly and that will be beneficial. The fire Station and DPW, have to house the Fire Dept. temporarily somewhere else, we are taking the rent money and able to house the fire in the DPW building. Economic benefits into this plan. We want green bldgs. added bonus enhancing the cleanup of the Superfund site. Because of the involvement we have had, the mill building on south street site is being razed. Benefit to the neighbors and site. Wanted to make sure the Fire station stays downtown to maintain various response times. Downtown location is required for that. We want to show you we have accomplished these goals and come up with a prudent plan to enhance the town and will be functional for years to come.

Mr. Gallivan talked about the Town not building anything with the exception of the library in the past fifty years. The Town Hall was built in 1881 is housing the police. They are pigeon holed. We want to have a comprehensive plan to solve this problem.

What are some things we will benefit from. We need facilities to give us the best service possible. One would become the emergency operations center, think about after the override. Great the South St. Site is moving forward. We do thank

Congressman Lynch for pushing things along. We do not own any of that land. Getting the congressman involved really pushed the EPA.

The Senior center is using old school cafeteria, biggest problem is it is one big room. Very hard to have more than one thing going on.

Facility Plan History MPIC recommended a professional to be hired. We are following that plan. If you look at what we have it is hard to be less green. Lots of windows to let in day light. Until we go thru the design process. We will not know what we will have. Will try to be very green.

Chief Stillman spoke to the condition of the current Police station. In 1984 we were moved in there. Lacks Security, lacks operational space and technology infrastructure. Creates liability, sub standard working conditions. The dispatch door is open and the elevator door cannot secure. Sometimes we find people wondering around the bldg.. Booking room, designed to be a sally port. Could not fit a cruiser in the garage. Created huge problems for us. Cells do not pass state inspection and they are costly to maintain. Does not have adequate space to support modern technology. Office space packed with supplies. We use up all our space. Current facility does not allow us to provide the type of service a new facility would. Perception of people that want to come in. That has a lot to do with people will talk to us about. Showed comparison of new police facilities.

Courtney Riley-One Room, showed the increase in seniors in the next 6 years. Does not provide privacy. We do have a divider, but it does not work well. Walpole seniors make up 20% of the population. These pictures shows how bad one room can be. 15-20% Walpole seniors go to other town centers. There is one restroom. A podiatrist comes and uses one bathrooms. When a town builds a center the usage goes up 250% to 500%. Showed centers that have been upgraded. Highly recommend going to one of these centers. Most of them have gift shops, and welcoming lounge. Facilities make a difference, but this space was never meant to be a senior center. Missing a younger generation.

Mr. Gallivan spoke to the fact that most seniors are done 4pm every day. That building would be available at night. This would be available to town groups. Ms. Riley added that about once a week, people want to donate equipment and we do not have space to accept.

David Ferrara-so the bldg. gets built, may require more personal. Ms. Riley noted that they can get a lot thru grants, and I can apply for more grants. The Council on Aging is one of the few that can get more money for doing more things.

South Street, Timing issue. The cleanup of the Blackburn and union has been going on for almost 30yrs. Responsible parties have to clean it up. The owners of the site owe the town millions in back taxes. It is great for the town to take ownership of the

site but we were not liable. We have a covenant to sue. The state told us we did not have a vision of the site. We told them we had a lot of municipal needs, the state said great, put as much green on the site. Solar power. Have to use for municipal uses. On October 14, there will be a celebration. Talked about the taking down of the mill building. The site will be cleaned up and the town is not bearing the price at all. The cost for the principal parties is about 15 million in total. They are considering a partnership with cleanup of the other side.

Mr. Gallivan talked about why not a combined station one problem is bldg. a new bigger station eats up available land that is down there. We rebuild the fire station on a similar foot print to where it is now. The location of the police can be moved.

Chief Bailey talked about existing conditions of the Fire Station. Back in 1954 all call fire and we were with police. Back in 1954 there were only 9,000 residents. The current space impedes efficiency, does not support modern facility requirements, lacks operational space and technology and provides substandard living and working conditions. It is not able to handle a lot of electronics. Technical communications on floor of room that consistently floods. Showed how tight the bays are. We have another new engine, had to be custom made to fit into the station. Vehicle exhaust system blocks walking path. Showed living conditions. We can have 16-20 men in this bldg. during a storm. Storage issues, our runs have to be stored for a life time. In 1997 put a tent on out back, Showed how the trucks fit into the bays.

A resident asked would the floor plans be available. Mr. Gallivan explained we can go forward with an override and that is what we are doing. We have no floor plans or designs. It would cost around 2 million. We do not have any designs. We have sketches. No official sketches. The consultants looked at square footage of buildings and trends from other towns. They estimated the cost.

Mr. Ferrara a lot of residents are concerned about not having the police and Fire together. The police and Fire are critical, it would be better communication if they were in the same facility, is it feasible to put them together and put the seniors where the fire station is.

The reason they need to stay centrally located is because of response time.

Director of Public Works, Robert O'Brien took a tour of various facilities in other towns. The average size of a Maintenance garage facility is 11,500 s.f. about 5 bays. Two drive thru bays. The cost of this in Maguire report 3.9million. Looking to do block bldg., lift that would be powered by vegetable oil. Our facility is antiquated. They maintain over 140 vehicles. The vehicles today are larger. Employees deserve to work in a safe place. Do not know where it would be sited on the 38 acres.

Mr. Gallivan talked about the cost for an average house is about 159.20. Talked about funding scenario impacts. Talked about the town being able to borrow up to 5 million without an override.

David (pond) You are saying 2 million architectural fees. Mg built into the costs is the design for each building. MG we are in board with a drop in building.

Chairman's Statement

- **Under G.L. C.30A, §21(6) •To consider the purchase, exchange, lease or value of real estate and legal known as Blackburn and Union Privileges Superfund Site (South Street) and to discuss the Memorandum of Agreement related to said property**
- That a discussion of the foregoing issues in open session could compromise the purpose for the executive session ; and
- That the Board of Selectmen shall return to open session at the conclusion of the executive session to conduct further business

MOTION moved by Mr. Timson to enter Executive Session for the purposes and reasons stated by the Chairman and the board will return to open session at the conclusion of the executive session, seconded by Mr. Snuffer VOTED ROLL CALL VOTE Mr. Snuffer-Aye, Mr. Timson-Aye, Mr. Gallivan-Aye, Mr. Stanson-Aye.

The Board moved out of executive session at 8:08 p.m. and continued with the Regular meeting.

SPONSORED AGENDA ITEMS

Close South Street

Robin reported the town is finally going to see the Old Mill building methodically coming down and we want to celebrate. Want it to be safe for people asking if the Board would agree to close a portion of the street from traffic.

MOTION moved by Mrs. Mackenzie to close South Street from Common Street to Lamplighter Lane on Tuesday October 14th from 8 a.m. to 10 a.m. in order for the Town to celebrate the beginning of the demolition project of the former mill building in a safe manner, seconded by Mr. Snuffer, VOTED 5-0-0

9-28 **Norfolk Aggie, Use of Old Fisher Ball Field**

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Board of Selectmen

Minutes of September 30, 2014

The Board is in receipt of a letter requesting use of the Old Fisher Ball Field during their open house.

MOTION moved by Mrs. Mackenzie to approve the use of the Old Fisher Ball Field on October 5, 2014, seconded by Mr. Snuffer, VOTED 5-0-0

9-29 Adams Farm Appointment

A regular member of the A. Farm Committee had resigned and Mr. Riggott is seeking to fill that opening. He is currently an associate member.

MOTION moved by Mrs. Mackenzie to move Gary Riggott from Associate Member to Regular Member on the A. Farm Committee to fill a term until April 1, 2017, seconded by Mr. Timson, VOTED 5-0-0

9-30 Board of Health Resignation

In receipt of a letter from Ms. Procaccini resigning from the Board.

MOTION moved by Mrs. Mackenzie to accept the resignation of Lisa Procaccini from the Board of Health with regret, seconded by Mr. Snuffer, VOTED 5-0-0

9-31 Board of Health Appointment

In receipt of a letter from Mona Bissany seeking the regular seat opening.

Mona Bissany has been on since last December rewarding experience, learned so much. So we are lucky to have Robin, very well dedicated.

MOTION moved by Mrs. Mackenzie to move Mona Bissany from an associate member to a regular member on the Board of Health to fill the unexpired term left by Lisa Procaccini to April 1, 2017, seconded by Mr. Snuffer, VOTED 5-0-0

9-32 Bid Award, 2015-08

MOTION moved by Mrs. Mackenzie to award contract No. 2015-08 to DN Tanks Wakefield, Ma for a lump sum of \$89,900.00, seconded by Mr. Timson, VOTED 5-0-0

9-33 5K Road Race, Mick Morgan's

MOTION moved by Mrs. Mackenzie to approve the 5K road Race on march 14, 2015, seconded by Mr. Timson, VOTED 5-0-0

9-34 One Day, All Alcoholic Beverages License

Application for one day All Alcoholic license from Knights of Columbus in order.

MOTION moved by Mrs. Mackezie to approve the one day liquor license for the Knights of Columbus on October 24, 2014 from 6-10p.m., seconded by Mr. Timson, VOTED 5-0-0

9-35 One Day, Beer & Wine License

MOTION moved by Mrs. Mackenzie to approve the one day beer and wine for Blessed Sacrament School on October 18, 2014 from 7pm to midnight, seconded by Mr. Timson, VOTED 5-0-0

9-36 Sunday Entertainment, Footlighters

MOTION Moved by Mrs. Mackenzie to approve the Sunday Entertainment license for Walpole Footlighters, October 12, 19 and 26, seconded by Mr. Timson, VOTED 5-0-0

9-37 Gift Acceptance

MOTION NM to accept the gift with thanks from the Takacs family, CT 5-0-0

9-38 Street Opening Permit, 765 Washington St

The Board had approved a waiver of the moratorium to allow a Street opening on Washington Street for a proposed new home. There have been several concerns raised by abutters and the questions were put forth to T. Counsel who has advised that no building permit should be issued.

Attorney Macchi is representing the buyer of the property and spoke to the situation. The Board approved the waiver, since then, there has been some correspondence with T. Counsel. We do not necessarily agree. I will submit a memo with my interpretation. The historical commission is meeting in Oct to discuss the barn. I called the Building Inspector, my client can not take on anything until that issue is resolved.

He suggested the Board suspend the operative affect of the vote of the street opening until you are satisfied.

Mrs. Mackezie understands why you want us to suspend it. Knowing that road is still new and should not be dug into, I would like to step back. It does not change the way I voted last time. It is the responsible thing to do.

Attorney Macchi stated that until Town Counsel says it has changed. It is ok. Otherwise we have to start again. Suspend the operative affect. Mr. Timson what

do you see as the course that this will take, what do you see as a timeline. He sent a response to Building Commissioner and he sent to Town Counsel. She cited a lot of cases which I do not disagree with her opinion. If I did not think it had some merit, I would not go forward. The issue on grandfathering under 40A, Sec6, some cases say that once grandfathered always grandfathered. Mr. Timson stated he would like to hold this in abeyance, so the homeowner is not having additional charges, the applicant would have to come back to the Board. See Town Counsel's recommendation.

Mrs. Mackenzie felt this is quick you can come back and we can revote it. If this goes on too long, a Board changes, and I would not want to hold another Board in the future to our vote.

Mr. Snuffer stated is it our issue, our jurisdiction over a street opening waiver. We listened and felt a responsibility to the homeowner. He appreciates Mrs. Mackenzie's feeling and I am also intrigued, with your language. It does a timeout for us. Provides you and your clients or concerned neighbors. That is outside our responsibility. I am ok with a timeout while you all work that to your satisfaction, the town will review what that is.

Mrs. Mackenzie stated to me a timeout, if it is not a legal lot, it should not be done, it should be argued outside of here and then come to us. The road was just paved. It is nothing against what is happening on this lot. I am not going to put one on hold, or issue, if there is a question that it is a buildable. Mr. Snuffer understands her opinion but what he is recommending gives us protection.

MOTION moved by Mr. Timson to suspend the operative affect of the vote of the waiver to allow a st opening permit being issued for 765 Washington Street and , further the operative effect will not change until we hear from T. Counsel that the lot is buildable and the applicant or counsel comes in to update on the issue, seconded by Mr. Snuffer

Discussion ensued with Mrs. Mackenzie asking how long this hold is going to be for. What if it happens in June and our Board changes and we bound a Board.

Mr. Macchi talked about the openings after December there is no openings. I am only asking for a waiver. She has to apply for a permit. All you are doing is suspending.

Mr. Robert O'Leary asked if he could speak. Mr. Gallivan asked if he had anything new to add. Mr. O'Leary, what the purpose of the delay is for. Sounds like a negotiation. What purpose in delaying it. No one was included, and the information they provided is not accurate.

Mr. Gallivan stated what we are talking about is waiver of the St. Opening permit.

VOTED 3-1-1 Mrs. Mackenzie opposed, Mr. Stanton abstained

Mr. Timson explained if we hear back that it is a buildable lot, they can get a waiver if not they will not get one.

Fall Town Meeting Warrant Articles

Article #2

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 2, seconded by Mr. Timson, VOTED 5-0-0

Article #3

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 3, seconded by Mr. Timson, VOTED 5-0-0

Article #4

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 4, seconded by Mr. Timson, VOTED 5-0-0

Article #5

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 5, seconded by Mr. Timson, VOTED 5-0-0

Article #6

MOTION moved by Mrs. Mackenzie to recommend No Action on Article 6, seconded by Mr. Timson, VOTED 5-0-0

Article #7

MOTION moved by Mrs. Mackenzie to recommend No Action on Article #7, seconded by Mr. Timson, VOTED 5-0-0

Article #8

MOTION moved by Mrs. Mackenzie to recommend No Action on Article 8, seconded by Mr. Timson, VOTED 5-0-0

Article #9

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 9, seconded by Mr. Timson, VOTED 5-0-0

Article #10

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 10, seconded by Mr. Timson, VOTED 5-0-0

Article #11, DPW Contract

MOTION moved by Mrs. Mackenzie to recommend No Action on Article 11, seconded by Mr. Timson, VOTED 5-0-0

Article #13, Police Contract

No agreement made yet. Board will take a vote at a later meeting.

Article #14, Library Contract

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 14, seconded by Mr. Timson, VOTED 5-0-0

Article #15

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 15, seconded by Mr. Timson, VOTED 5-0-0

Article #16

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 16, seconded by Mr. Timson, VOTED 5-0-0

Article #17

Mr. Snuffer stated your best dollar is spent in your own home town. Have to wrestle with affordability factor. This is a great way to get a new Fire, Police, DPW, Senior Center. Puts on a path of progressive.

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 17, seconded by Mr. Timson, VOTED 5-0-0

Article #18

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 18, seconded by Mr. Snuffer

In life things pop up want to see political things that affect on borrowing of the town. A beautiful area that needs to be protected. Go see the Sharon Country Day property. NM this can improve the day to day quality of people's life in town. This was not on our radar. Breath of fresh air. Not from override
VOTED 5-0-0

Article #19

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 19, seconded by Mr. Timson, VOTED 5-0-0

Article #20

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 20, seconded by Mr. Snuffer, VOTED 5-0-0

Article #21

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 21, seconded by Mr. Snuffer VOTED 5-0-0

Article #22

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 22, seconded by Mr. Timson, VOTED 5-0-0

Article #23

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 23, seconded by Mr. Timson, VOTED 4-0-1 (Mr. Snuffer abstained)

Article #12, Clerical Contract

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 12, seconded by Mr. Timson, VOTED 5-0-0

Article #14, Contract

MOTION moved by Mrs. Mackenzie to recommend Favorable Action on Article 12, seconded by Mr. Timson, VOTED 5-0-0

9-41 Signs on commons

MOTION moved by Mrs. Mackenzie to allow the placement of a sign on the Town Common, S. Walpole Common and the E. Walpole pocket common to announce King Philip hockey sign up, seconded by Mr. Timson, VOTED 5-0-0

9-42 WRRRP Pothole Reimbursement

MOTION moved by Mrs. Mackenzie to sign the WRRRP pothole reimbursement in the amount of \$115,882.00, seconded by Mr. Timson, VOTED 5-0-0

Town Administrators update

Jack Mee has submitted his resignation as Bldg inspector. He is taking a job in the Town of Medway. Hope to get some people in here. He has offered to help me.

Recreation Director-Selectmen top candidate, Mike Doyle, I will get him in to introduce himself. 20 years of experience. Mrs. Mackenzie explained there is some great candidates, nice guy great addition. Great fit.

RTM Packet-do you want to include anything in the packet. The Board would like enough material and information in their hands prior to Town Meeting.

Mrs. Mackenzie wishes Jack Mee well , it is a big loss for Walpole.

9-40 UMASS Agreement

Richard Koyboyashi senior associate, Approval of our contract. We have already started working. The Chair asked me to review the process. Projection of a schedule. Two parts. The first part we get to know the Board, department heads and other key opinion shapers in town. Two questions for each. Really important challenges 3-5 years and what kind of a person, skills that you need in the TA slot to meet those challenges.

Listen to see if everyone has the same general view, Draft profile, give that to each member of this Board and ask you for written comments or just calling me up. We will produce for you a draft final profile, you can vote to approve or make changes, that is the document we use as a marketing tool for the town. Tell a story of Walpole.

Once we have that profile, the second part we do active recruitment. That takes about a month. Then once we have that in hand, we work with the screening committee help them interview and we leave it to them on making the decision which candidate they should advance to the final stage. Check references. Once they vote their recommendation, it is public, the conclusion is in your hands and you should have 3-5 well qualified candidates. You decided who is the best fit for the town and this Board.

One page summary of how this may play out.

I understand there will be five people on the screening committee. Will work for about 5-6 weeks. We go to everyone of their meetings to provide guidance. We do not recommend a specific candidate.

Mr. Kobayashi likes to go to the organizational meeting of the Screening Committee. Need someone that is familiar with Executive session rules.

Mr. Snuffer noted we have to take a look at the agreement with Jim and Charter, they coincide sometime around Xmas.

Your statement that you have seen surrogates work nicely in the past.

Mr. Gallivan explained that this Board is not allowed to meet with candidates in Executive Session but a screening committee can. This keeps the names confidential. Once they are finalist that process is open. Mr. Kobayashi will set up meetings with the Board members for next week.

The Board reported who they chose for the Screening Committee.

Mr. Gallivan has chosen Jim O'Neil

Mr. Timson has chosen Eric Kraus

Mrs. Mackenzie has chosen Kate abate, grew up in town, owns a business in town, parents in town, active with seniors.

Mr. Stanton has chosen Fran Kelley Wilbur-active in the PACS at BMS and HS and OPR, she self-employed marketing consultant

Mr. Snuffer has chosen Joe Moraski

Sometime in November will hold an organizational meeting. (Need to issue a charge)T. Counsel reviewed, and made comments. You have tied the first payment to the Profile.

Mr. Kobayashi explained we are indemnified by the state. All employees of the Commonwealth, not subcontractors. There is no other place.

MOTION moved by Mrs. Mackenzie to authorize the Chairman to sign the Professional service Agreement with Edward J. Collins Jr. Center for Public Management, UMASS Boston, with the proposed change in profession agreement, Term (2) delete the words will use reasonable efforts and replace with " Shall". , seconded by Mr. Timson, VOTED 5-0-0

Mr. Timson talked about indemnification of the town. Mr. Kobayashi we are not making money, why would the Commonwealth do that.

Mrs. Mackenzie asked to keep a copy of the statute in the folder. Get from Chris.

VOTED 5-0-0

Send Electronically the signed agreement.

MINUTES

MOTION moved by Mrs. Mackenzie to approve Minutes of August 5, 2014, seconded by Mr. Timson, VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of August 19, 2014 seconded by Mr. Timson, VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of August 26, 2014, seconded by Mr. Timson, VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of August 28, 2014 Seconded by Mr. Timson VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of September 2, 2014, seconded by Mr. Timson VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of September 9, 2014 seconded by Mr. Timson, VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the minutes of September 23, 2014 seconded by Mr. Timson, VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to approve the Executive Session minutes of August 5, 2014 but not release VOTED 5-0-0

MOTION moved by Mrs. Mackenzie to adjourn at 9:50, seconded by Mr. Timson, VOTED 5-0-0