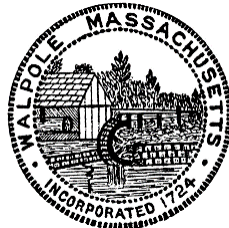


Approved 5/25/17

Members

Samuel D. Obar, Chair
Christine M. Cochrane, Vice Chair
George B. Ransom
Roger F. Turner, Jr.
Kathleen A. Birtwell
Melissa Totten, Associate



Walpole Historical Commission

Walpole Town Hall
135 School Street
Walpole, MA 02081

<http://www.walpole-ma.gov/walpole-historical-commission>

A meeting of the Walpole Historical Commission was held on April 20, 2017 at the Walpole Town Hall, Room 116

The following members were in attendance:

Samuel Obar, Regular Member, Chair
Christine Cochrane, Regular Member, Vice Chair
Roger Turner, Regular Member
George Ransom, Regular Meeting

The following members were not in attendance:

Kathleen Birtwell, Regular Member
Melissa Totten, Associate Member

The following guests were in attendance:

Eamonn Lynch - 1641 Washington Street
Leigh Lynch - 1641 Washington Street

Chairman Sam Obar called the meeting to order at 7:30 pm.

Annual Re-organization

George Ransom makes a motion that Mr. Obar be the chairman of the HC. Roger Turner seconds the motion.

The motion is approved 3-0-1. Mr. Obar abstains.

Mr. Turner makes a motion that Christine Cochrane be the Vice Chair of the HC. Mr. Ransom seconds the motion.

The motion is approved 4-0-0.

1641 Washington Street

Mr. Obar makes a motion that the owner, Mr. Eamonn Lynch has conformed to HC guidance on the appearance of the new structure at 1641 Washington street in-order to maintain the historic character of the property. Mr. Turner seconds the motion.

The motion is approved 4-0-0.

Mr. Obar will send a letter to the Walpole Building Commissioner.

Correspondence

Mr. Obar announces the resignation of Mr. Mark Almeda from the HC. The board is grateful for his time and contribution to the HC and the community of Walpole and wish him the best.

Mr. Steve Kenney of the VFW Post #5188 in Walpole is requesting HC input into a project they are doing involving creating a replica of the Civil War Tablets that exist in the Old Town Hall. The HC Board request Mr. Obar respond to Mr. Kenney informing him that we support the VFW's project but want him to know that there are a number of errors existing on the tablets. The HC would like to see the new memorial be complete and accurate as possible. The HC offers their assistance in achieving this.

389 North Street

Mr. Obar informs the HC that Mr. David Norton, Walpole Building Commissioner has stopped the work being done at 389 North Street due to the age of the structure and amount of work being done. The HC's consensus is that the work is only be done on the 1960's addition and does not need to come before the HC.

Historical Huddle

Mr. Obar reminds the HC that the Historical Huddle is being held this coming Sunday, April 23 from 4 to 6. Mr. Obar will be going.

Public Open Forum

No one is present requesting to speak.

Old Business/Updates

Barn Survey

Mr. Ransom as a joint project between the HC and the HS has done a great job, Mr. Obar states. Mr. Ransom reports he has just finished the tapping of the Barn Survey Presentation with Walpole Community TV and it will be airing soon. Next steps for the project is to send a mailing survey based on the Assessors list of barns in Walpole being taxed. Doing this we can obtain better photos, interior photos, personnel information and original owner information, Mr. Ransom reports. Mr. Obar says we can do this jointly with the HS and split the costs of postage and once the response is know the HC/HS can proceed. It is also suggested that an online survey be placed on the web pages of the HC and the HS.

Town Hall Records and MHC Seminar

Both held for the next meeting.

Old Town Hall Reuse Committee Update

Christine Cochrane gives a brief update on the first two meetings of the reuse committee. Mr. Richard Pilla is the Chairman, Mr. Cliff Barnes is the Vice Chair, and Ms. Cochrane is the secretary.

The committee brainstorms possible options:

- Town retain ownership - invest in remodeling - for municipal use - would need TM appropriation
- Long term lease - 50+ years so the developer can obtain financing for remodeling
- Retain ownership lease to a non-profit such as the Historical Society
- Sell

Mr. Fucile states the town should not dispose of the building and the committee should do everything in its power to retain this historic symbol of the Town of Walpole.

Mr. Pilla identifies the top 3 items which need to be addressed so the committee has a better understanding of what possible uses are viable. The following sub-committees are formed:

1. Building Audit - Financial/Physical Review - Cost to Operate, Utilities, Code Compliance, etc.
Mr. Barnes and Mr. Trudell
2. Highest, Best Use - Mr. Pilla volunteers his company, Paramount Partners, Commercial Real Estate Solutions to perform this at no cost to the town
3. Environmental Assessment - Mr. Gregory would like to identify funds first

The next meeting of the committee has been set for May 16, 2017 at 6:30pm in the Executive Conference Room in Walpole Town Hall. There is also a meeting for Tuesday, June 13, 2017 inviting the public for input on the reuse of the Old Town Hall.

New Business - Walpole Day - Historic Trolley Tour

Mr. Obar gives a general update. What vehicle will be used for the Walpole day, 5/13/17 Historic Trolley Tour is undetermined. Mr. Ransom has generously offered to narrate the tours.

Approval of Minutes - 3/2/17

Mrs. Cochrane makes a motion to approve the minutes of 3/2/17. Mr. Ransom seconds the motion.

The motion is approved 4-0-0.

Adjournment

At 8:49 pm Mr. Ransom makes a motion to adjourn. Mr. Obar seconds the motion.
The motion is approved 4-0-0.