



TOWN OF WALPOLE
COMMONWEALTH OF MASSACHUSETTS

Walpole Town Hall
135 School Street
Walpole, MA 02081
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September 30, 2019

Dear Representative Town Meeting Member,

Enclosed you will find materials to help you prepare for the 2019 Fall Annual Town Meeting which is set to begin on Monday October 21, 2019 at the High School. This Warrant will address a wide range of Town matters. Some Articles of note that I would like to bring to your attention include:

Article 2 – This article addresses the current fiscal year budget. This is a standard article that is on the Warrant each Fall and in most cases addresses matters that are unexpected. This year Town Meeting is being asked to consider a request of \$196,560 to modify the budgets listed below. These adjustments were not known or expected when the annual budget process concluded in May. The requested budget adjustments are:

Town Clerk Misc. Expenses	\$20,000	Account Number 01161200-573500
Elections Early voting	\$ 6,560	Account Number 22161122-468001
Solid Waste Recycling	\$55,000	Account Number 01433200-530000
Board of Health Salaries	\$12,000	Account Number 01510100-511000
Town Engineer Salaries	\$28,000	Account Number 01411100-511000
Debt and Interest	\$75,000	Account Number 01710200-590028

Article 8 – Stabilization

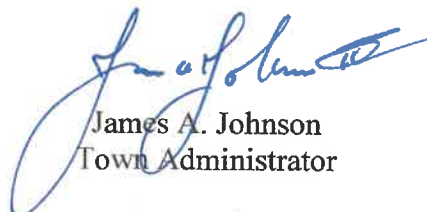
This article addresses the Stabilization Fund. The Finance Committee is recommending that \$300,000 be taken from Free Cash and placed in the Stabilization Account. The purpose of the Stabilization Fund is to set aside money to mitigate unforeseen needs such as a reduction in state aid, or in the instance where revenue is not meeting projections. Such a fund is intended to equalize the effect of capital expenditures over time and to provide a "rainy day" fund. As of the end of Fiscal Year 2019 Market Value balance in the Stabilization account was \$4,752,284.

Article 6 –OPEB

This article addresses the Town's Other Post-Employment Benefits (OPEB) Account. The Finance Committee is recommending that \$292,000 be used from Free Cash. These are benefits (other than pensions) that state and local governments provide to their retired employees. These benefits principally involve health care benefits, but also may include life insurance, disability, legal and other services. Although accounting for OPEB Liability is not required at this time it is a recommended practice. The Fiscal Year 2019 ending Market Value balance in the OPEB account was \$4,193,237.

Finally, I would like to remind all Town Meeting Members and attendees that the Moderator has decided to start all of the formalities and ceremonies associated with **Town Meeting at 7:00 PM on October 21st**. It is expected that Town Meeting will officially start at 7:30. Anyone wishing to submit information to be displayed at Town Meeting must do so by Thursday October 17th at 4PM via email to jjohnson@walpole-ma.gov. Thank you for your service to the Town of Walpole and for the time that you devote to this process. Please feel free to contact this office or any other Town Official to address any questions or concerns you may have.

Sincerely,



James A. Johnson
Town Administrator



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Phone (508) 660-7288
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To: Town Meeting Members
From: James A. Johnson, Town Administrator
Date: October 4, 2019
Re: **Article 3 – Route 1A Fields**

I would like to take this opportunity to provide Town Meeting members with some information relating to Article 3 which is a request to appropriate \$6,638,252 from multiple funding sources for the Route 1A Field Project.

As you may know this matter has been discussed at length for some time now. Attached you will find an informational packet that provides an extensive amount of background information relating to this project. Many areas that were not as critical to the previous proposal have been reclassified as an alternate, reduced in scope, or eliminated entirely. Specifically, the landscaping and parking lot budgets have been reduced considerably, the field lighting was categorized as alternates, and the basketball courts and playground were eliminated entirely at this time. Below you will find a cost description and comparison between the low bid received in April 2019 and brought to Spring Town Meeting and the September 2019 low bid to be considered within this Article:

April 2019 Bid (STM)		September 2019 (FTM)	
Item Description	Value	Item Description	Value
Base Bid*	\$6,370,000	Base Bid*	\$5,967,000
Alt – Turf Lights	\$476,000	Alt 1 - Turf Lights	\$500,000
Alt – Grass Lights	\$816,000	Alt 2 – Grass Lights	\$675,000
Alt – Playground	\$540,000	Not Bid	
Alt – Shade Shelters	\$190,500	Not Bid	
Alt – Completed Driveway	\$114,500	Not Bid	
Contingency – 10.5%	\$893,235	Contingency – 10.5%	\$843,079
Total =	\$9,400,235	Total =	\$7,985,079

*Note that the building (shed) is not included in either base bids.

Funding Sources – October 21, 2019 Town Meeting

The proposed funding sources for the project are as follows:

Memorial Pond FATM 00 Reappropriation	\$168,252
Superfund Clean-up for South St. Reappropriation	\$50,000
Police Station Reappropriation	\$100,000
Overlay	\$250,000
New Growth FY 20	\$200,000
FATM 2019 Free Cash Appropriation	\$1,920,000
FATM 2019 Borrowing Appropriation	\$3,950,000

Total funding requested at the Fall 2019 Town Meeting **\$6,638,252**

Fall 2018 Town Meeting Field Appropriation **\$1,346,827**

Total Project Construction Budget **\$7,985,079**

On behalf of the Board of Selectmen, I would like to thank you for taking the time to review this material and as always please feel free to contact me if you have any comments or questions prior to Town Meeting.

Fall 2019 Town Meeting Article 3 Information Relating to the Route 1A Field Complex



NEED

This year approximately 2,700 athletes will use the public athletic fields in Walpole. The Town's current field inventory includes 20 fields and diamonds distributed across approximately 35.3 acres of fields, however the field conditions have been well-documented to be overcrowded and overstressed.

In 2008, the Town commissioned an athletic field Master Plan to assess current field properties and provide critical outlets for athletic competition and enjoyment for all residents of the community. The Master Plan concluded that there are insufficient playing venues to meet the increasing demands of the Walpole community, turf conditions are stressed at many locations due to heavy and often excessive use during all seasons, and poor playing conditions can demoralize users and increase the risk of injury. The field Master Plan also concluded that

Walpole must look for opportunities to create new playing venues at existing properties. Without new venues, “improved playing conditions will never be attained” and that it was critical that opportunities for new playing venues be explored “now.”

One of the recommendations from the Field Master plan was to “look to other, undeveloped public and private lands in order to develop playing venues, all in an effort to reduce the burden on existing facilities.”

Many of the existing fields, such as the Johnson Middle School fields and Jarvis Farm fields, are restricted by the DEP from expansion or treatment due to their proximity to Walpole’s wells. 10 of the 12 playing venues are also located at schoolyards, so are restricted by the size of the parcel. Additionally, and in comparison to other communities in the region, Walpole lacks a concentrated field complex that could host tournaments and accommodate large-scale athletic events. For example:

- Pond Street Fields (Norfolk)
- Coakley Middle School (Norwood)
- Westwood High School
- Poncin Hewitt Field (Attleboro)
- Medway High School

Attached is a copy of the town’s current field inventory. A number of fields in town aren’t on this list such as Restaino Field (Walpole Little League), the Mylod Fields (Walpole Youth Soccer League), and fields at Norfolk Agricultural High School because they are owned, operated, or maintained by private leagues, organizations, or other entities.

PROCESS

ACTIONS TAKEN BY TOWN MEETING

Town Meeting has taken a number of actions over the course of the last decade relating to the development of recreational fields along the Norfolk Town Border. These actions include the following:

- The first vote occurred in the Spring of 2007 when the Town voted to conduct a comprehensive Field Master Plan. The plan was completed in November 2008 and included a recommendation to, “look to other, undeveloped public and private lands in order to develop playing venues, all in an effort to reduce the burden on existing facilities.”
- The second vote of Town Meeting occurred in the Spring of 2013, where Town Meeting set aside funds to purchase 63.72 acres of land from the State for the purposes of creating fields for Recreational Purposes. The Town took ownership of the property in December 2015, with a restriction to limit the use of the land to active and passive recreation use.
- The third vote of Town Meeting occurred in Fall 2017, when Town Meeting voted to appropriate \$500,000 to design multiple fields on the Route 1A site. In April 2018, the Selectmen voted 4-0 to award the design contract for this project to Weston & Sampson.
- The fourth vote of Town Meeting occurred in Fall 2018, when Town Meeting was asked to set aside a portion of the Town’s Free Cash funds to offset the anticipated funds while the

Town continued through Design Development. At the time, the Board of Selectmen (3-2-0), the Finance Committee (12-0-1), the Capital Budget Committee (5-1-0), and the Recreation Committee (5-0-0) all voted to support this article.

- In Spring 2019, Town Meeting was asked to consider a proposal to construct a previous athletic field proposal. In addition to the baseline components of synthetic and natural turf fields, the proposal also included basketball courts, a children’s playground, and lights for evening games. Although the final vote for the article was 89-48, the article ultimately failed to achieve the necessary 2/3rds threshold required to pass a borrowing article.

FIELD DESIGN

In 2016 the Town contracted with engineering firm Weston & Sampson to provide a site analysis of the property, conceptual plans for a proposed field project, and a cost estimate to construct the project. Over the course of a series of discussions, the firm presented a few different options to town officials detailing different build-outs and phases, established a project baseline, and collected preliminary feedback on renderings. Later that year, W&S came back to the town with updated concepts based on the feedback they received.

After the 2017 Fall Annual Town Meeting authorized design costs, Weston & Sampson was formally contracted to work with Town officials through schematic and development design to develop the field complex proposal building out approximately 18-20 acres of the parcel, with room for expansion.

Many areas that were not critical to the previous proposal that was considered during Spring 2019 have either been reclassified as an alternate, reduced in scope, or eliminated entirely. Specifically, the landscaping and parking lot budgets have been reduced considerably, the field lighting has been categorized as alternates, and the basketball courts and playground have been eliminated entirely.

PUBLIC MEETINGS / OUTREACH

There have been a series of public outreach sessions and meetings which have occurred during the design development and permitting processes over the course of the past year. These meetings include:

1	December 11, 2018 - Public Outreach Meeting	11	April 23, 2019 - Capital Budget Committee
2	December 12, 2018 - Conservation Commission	12	April 29, 2019 - Finance Committee Meeting
3	January 23, 2019 - Conservation Commission	13	June 25, 2019 - Board of Selectmen Meeting
4	February 11, 2019 - Board of Sewer and Water Commissioners	14	July 16, 2019 - Board of Selectmen Meeting
5	February 19, 2019 - Board of Selectmen Meeting	15	August 6, 2019 - Board of Selectmen Meeting
6	February 21, 2019 - Planning Board	16	August 27, 2019 – Capital Budget Committee
7	February 25, 2019 - Finance Committee	17	September 4, 2019 – Board of Selectmen
8	March 7, 2019 - Planning Board	18	September 16, 2019 - Capital Budget Committee
9	March 19, 2019 - Board of Selectmen	19	September 16, 2019 – Finance Committee
10	April 4, 2019 - Planning Board	20	October 1, 2019 – Board of Selectmen

ADDITIONAL INVESTMENTS IN RECREATIONAL SPACE

In addition to working toward developing fields at other sites, the Town has invested in the following field and recreation space improvements at existing facilities since the Field Master Plan was finalized:

1. **Fisher School** – The Fisher School field was increased in size by 30% in 2012. An underground automatic irrigation system was installed and drainage improvements have all been completed. This field receives the highest quality of plant and soil amendments that the green industry can provide for an athletic field and the quality and safety of this field are above average.
2. **Elm St. School** - The Elm Street School playground was renovated with an underground irrigation system and new drainage in 2016. The field was also expanded by 2,500 sq. ft. and a complete re-grading and seeding of the area has drastically improved the conditions that were post construction of the school.
3. **Boyden School** - Boyden School baseball diamond received improvements in 2012. This included the installation of a new backstop and player protection fencing at the bench areas. The infield was stripped of the native clay, then the batter's box and mound were re-built and the entire area re-graded with an engineered clay sand mixture.
4. **Upper Turco Field (WHS)** – The Upper Turco Field also received improvements in recent years. It was stripped of loam, regraded, new loam was added and sub-drains and a new irrigation system were installed.
5. **South St. Rail Trail** - The Parks Department in 2018 cleared the existing railroad bed from the White Bridge parking lot to the back of the new Community Center. A stable walking surface of stone dust was installed and concrete barriers put in place behind the industrial buildings on South St. to complete the connection between the new Community Center complex and the Town Forest.
6. **Adams Farm Volleyball Courts** - This project was completed in 2011 as a way to replicate the volley ball courts that existed on the site where the new library was being constructed. A coordinated effort was undertaken with several volunteers to design, excavate and build (2) new sand courts at Adams Farm.
7. **Center Pool, Splash Pad, and South Pool** – Center and South Pools have seen several improvements these past few years including the addition of skimmers, improved filtration systems and grounds improvements. When the wading pool needed extensive repairs in 2014, it was decided to include a splash pad into the design. These features seem very well appreciated by the users.
8. **Sports Courts** – Fall 2018 Town Meeting authorized an investment of approximately \$200,000 into the resurfacing of the Tennis Courts at Walpole High School and Basketball Courts at Johnson Middle School and Bird Middle School. These three projects were completed in Summer 2019.
9. **Turco Field Replacement** – After years of financial planning, the Town replaced the John B. Turco Memorial Field at Walpole High School in Summer 2019.

SITE DEVELOPMENT

WATER SERVICE OUTSIDE WALPOLE

The current proposal includes the construction of sewer and water infrastructure connected to the main in Winter Street. A question had come up previously about the Town being forced to provide water and sewer infrastructure to locations outside of the boundaries of Walpole. Town Counsel has advised that, *“Water and Sewer service provided beyond the Town’s boundary would be subject to an intermunicipal agreement. Such an agreement, executed by the chief executive body of each municipality, would authorize the provision of services outside the Town. Thus, the Town of Walpole could provide water and sewer services to properties outside its boundary through an intermunicipal agreement with the town within which that property was located. The Town would not be obligated to enter into such an agreement.”*

There have been instances where Sewer and Water connections have been provided to residents or businesses outside of the boundaries of Walpole however in all cases this has been done after careful consideration by the Sewer and Water Commissioners. Most recently the Commissioners have been mindful of the expected changes that will likely be handed down by the Department of Environmental Protection. The Commissioners expect that the DEP will likely reduce Walpole’s daily water withdrawal limit which may impact major expansion projects in Walpole. On the sewer side the Town’s sewer system is connected to the Massachusetts Water Resources Authority which takes the waste in the sewer system and treats it at a facility in Boston. At this time the Town does not foresee any limitations imposed by the MWRA on the sewer waste attributed to the Town of Walpole.

PUBLIC SAFETY / MCI-CEDAR JUNCTION

A question has also come up previously about the proximity of the proposed field complex to MCI Cedar Junction and Police Department’s protocol in the event of a prison riot.

Town Meeting took up the initial requests to purchase this property in 2013 for the purpose of active and passive recreation uses. It is located off of a major thorough fare in Walpole (Route 1A) that is used multiple times per day by not only members of the Walpole Police and Fire Departments, but also by other major ambulance carriers in the area.

While response times may vary by the Police Department depending on many factors, its response times, especially for emergencies, are typically swift. Walpole is 20 square miles and response times apply on every call in every section of town. Sector cars are assigned to geographical boundaries and Norfolk PD could also be utilized if mutual aid was necessary.

The Fire Department protects these 20 square miles from one centrally-located fire station with a majority of responses initiating from the station. Over the past 5 years, the Fire Department has averaged approximately 30 emergency responses per year to the facility across the street from the proposed project. According to the Fire Department’s recent records, response times average approximately 6 minutes.

At no time has any public safety personnel raised any concern about response time to and from this site. In the event someone breached the wall or escaped via another avenue, an emergency action plan would be activated and the notification list would be utilized. The Walpole Police Department is on the top of that list. The DOC activates designated posts outside the wall that would be filled in the event of such a major emergency and they regularly conduct drills on this protocol.

BUDGET & FINANCE

DEBT BUDGET

The Finance Department is responsible for managing and maintaining the town's overall debt service. Debt is an important component of the Town's overall capital financing plan, which aims to meet infrastructure needs through a planned program of future financing. As part of this, the "debt schedule" is a tool used to map out and project debt that has been incurred and the respective annual repayment costs over the course of the borrowing years. This annual repayment cost is based on the principal and interest on any particular bond item. In order for the Town to incur debt, formal approval is required by a two-thirds vote of Town Meeting.

Specifically this debt schedule is broken down into three types of borrowing:

1. Excluded debt authorized via a Proposition 2 ½ override, such as the 1998 High School expansion project or the 2009 library construction project;
2. Non-excluded debt within the budget, which includes boilers, windows, roofs, and the construction of the Police Station, Fire Station and Senior Center; and
3. Other short-term borrowing commitments called BANs.

If this article passes, it will be financed within the existing tax levy so the tax base will not need to increase more than the traditional increase each year. The current field project that is being considered by Town Meeting includes funding without the need for a debt exclusion override.

By maintaining a consistent debt budget from year-to-year, the Town can continue to invest in its infrastructure and capital needs in a way that is the least impactful to the taxpayer.

DEBT CAPACITY

The debt capacity is the maximum amount of normal debt that a municipality may authorize for qualified purposes under state law. MGL c. 44 §10 limits debt to 5% of the valuation of taxable property as last equalized by the state Department of Revenue. In Walpole our debt capacity is \$219,331,340. Our Double Debt Limit is \$438,662,680 with authorization from the State Municipal Oversight Board.

The Town has been planning for this project for more than 4 years. Once the Town finalized the purchase of this property in 2015, the Finance Team began to program this project within the Town's debt schedule. The Town has programed a borrowing figure of 3,950,000 over 15 years.

CAPITAL PLANNING

Through the Town's long-term Capital Improvement Program, the Town is able to invest in its infrastructure and capital needs at a constant rate that is consistent for the taxpayer. With 120+ miles of roadways, an expansive sewer and water system, approximately 30 public buildings, 170 municipal vehicles and equipment, and two dozen public athletic fields, the Capital Improvement Program establishes a commitment to meet infrastructure needs through this planned program, so repairs and replacements don't spike from year-to-year or all at once. In addition the Capital Plan helped the Town maintain it AA+ Bond rating which gave us great rates with this last borrowing and a 5 Year Capital Plan is recommended by Bond Counsel.

This project costs so much because the Town had put off investing in a large-scale field project for 30+ years. As was the case with the municipal building projects, the Town is catching up after

decades of not investing in its infrastructure. This project has been scaled back, including the elimination of the water feature and the building, to meet budgetary targets.

SCHOOL PROJECTS

If the MSBA invites the School Committee to advance to the next phase and construct a new middle school, it is expected that it will be financed by a debt exclusion override. If a middle school project is passed, it will be outside of the levy limit and stand on its own. The Route 1A Field project is being funded within the levy limit so the **construction of a new middle school will not be impacted by the field project.**

If Town Meeting authorizes this borrowing, the Town has developed a borrowing plan that would still allow smaller-scale projects at the elementary schools and a mid-range project at the High School if necessary in the upcoming years. As of September 2019, the Town is projecting that significant funds will become available through the debt budget beginning in Fiscal Year 2023 that could be allocated toward projects such as these. The amounts that are being projected are outlined below:

- **Fiscal Year 2023:** **\$ 244,846**
- **Fiscal Year 2024:** **\$ 238,237**
- **Fiscal Year 2025:** **\$ 713,784**
- **Fiscal Year 2026:** **\$ 1,622,240**
- **Fiscal Year 2027:** **\$ 2,006,645**

The Town is able to undertake the field project and other infrastructure improvement projects because the Town has been planning for multiple projects over the last five years. It is understood that older debt would fall off and the Town will continue to add \$50,000-\$100,000 each year to the debt budget because there was need to reinvest that money into the Town/School infrastructure.

OTHER CONSIDERATIONS

Some have inquired as to why the Town has not considered other alternative sites such as the Town Forest and expanding the fields at the High School. The Walpole Town Forest was dedicated in 1916 with a deed restriction that the area can only be used as a Town Forest and it is a protected area under state law. The forest includes a lot of Walpole's water fields and wells and provides much needed aquifer protection for the Town. If the Town were to develop field space in the Town Forest the DEP would enforce similar restrictions to what is in place with the Johnson Middle School Fields and Jarvis Farm because it is in an Area 1 of the aquifer protection district. If the Town were to take a portion of the Town Forest and dedicate it to fields space it would need to be replaced with a similar adjacent parcel. The use of the Town Forest for field space would require Town Meeting action and an act of the state legislature.

It should be noted that the Town did in fact pursue the development of approximately 12 acres of land that directly abuts the fields at the High School in 2001/2002 with an estimated cost of \$1,700,000. The plan was not pursued because it was determined at the time it would have required the removal of 436,000 cubic yards of sand from the High School. At the time the Zoning Board voted to deny the application because, "it would be dangerous and harmful to the amenities of the Town" and furthermore the removal of 436,000 cubic yards of fill would ensure undue congestion on Walpole's roadways. According to reports issued in 2001 the proposed project would have required 278 truck trips each day for 6 months to remove all of the fill. Ultimately the Board of Selectmen decided not to pursue the expansion of the high school playing fields for a variety of reasons including, the concerns raised by the Sewer and Water Commissioners surrounding water

protection, the abutters concerns raised during the ZBA hearing process, and the truck traffic that was expected to be generated as a result of the project. The Police and School Departments also raised safety concerns with having a large scale mining operation so close to a school and the Conservation Commission also expressed concerns which included the use of conservation land as part of the expansion project and some of the proposed access routes would negatively impact wetlands in the area.

As for the current fields at the Walpole High School the Town asked Weston and Sampson to look into further developing upper and lower Turco Fields. It was quickly determined that the development of lower Turco field was prohibitive since it was built on a wetland. Many of the necessary improvements that would need to be made to the area to make it a viable site include but are not limited to; walkway areas to, from and around lower Turco Field and the necessary drainage improvements to ensure that the issues associated with having a field in a wetland could be properly addressed.

The area around upper Turco field could be developed to allow for one single multi-use field. (rendering below) The estimate the Town received in August 2019 to develop upper Turco Field was approximately \$2,000,000.



FIELD PROGRAM INFORMATION

ESTIMATED OPERATIONAL COST

At this time the projected yearly maintenance and operation cost once the facility is up and running is between \$80,000-\$90,000. Currently we do not have a projected energy buildout. The meter at Turco Field house at Walpole High School powers the building, the football field lights, and the tennis court lights. The yearly average for this is \$11,000. It is anticipated that the lighting bills for this site will be in the same ballpark as Turco Field. Please keep in mind that these are projected estimates. The Town will need some time to have the facility up and running just as we have with the Senior Center so that the true costs can be determined.

USER FEES

Currently a user fee is charged on a per-athlete basis that assists with the cost of regular field maintenance, such as core aeration, fertilization, top dressing, pest scouting, infill replacement, irrigation, soil amendments, and over seeding of all athletic fields. It is expected that with 20 additional acres of field, an additional fee will be required to help offset the field maintenance. After the project is approved, the Recreation Committee will likely meet with the youth leagues to deliberate and determine the field permitting process, field fees, etc.

FIELD SCHEDULING

Currently the scheduling and permitting of all public athletic fields in Town is overseen by the Recreation Department. Like with the user fees, the Recreation Committee will likely meet with the youth leagues to determine the fairest method for allocating field time after the project is approved.

PROPOSED HOURS OF OPERATION

As one may expect with a project that has yet to receive a funding appropriation the situation is fluid. The anticipated hours of operation at this time will likely be 8AM-9PM. It is expected that this facility may operate up to 12 months per year however it will ultimately dependent upon the weather. The final hours of operation will need to be vetted further and the Board of Selectmen, Police Department, Fire Department, Recreation Department and/or the Recreation Committee will likely provide input on this as the field project nears completion.

RESTROOMS

After the previous fields proposal was defeated at the Spring Annual Town Meeting, Town Administration was directed to go back to meet with the engineering firm and identify areas of cost savings and value engineering from the previous proposal. Ultimately the proposal submitted to Town Meeting this fall includes the bare minimum in terms of amenities, with many areas either having been reclassified as an alternate, reduced in scope, or eliminated entirely.

Regretfully neither restrooms nor the full-service building are not included as part of this proposal. As such portable toilets are being discussed as a substitution for families. In the meantime, the current plan proposes the construction of both sewer and water infrastructure connecting to Winter Street. Should funding become available or fundraising efforts are realized, it is likely that restrooms may be reconsidered at a later date.

PLAYGROUND

The previous proposal contained a playground play structure containing ADA compliant transfer stations. Once onto the structures, users would have had a series of panels and a slide to play with. Additionally, there were many ground based features that were accessible and included play panels. All surfacing of the playground was designed with poured-in place rubber, providing full access throughout the footprint of the playground.

While a playground certainly would have brought an additional recreational element to the fields complex, at a cost of \$540,000 during the previous proposal, regretfully this was one of the components that was ultimately eliminated from this scaled-down proposal. Providing for a fully ADA compliant playground however has been identified as a priority for any fundraising efforts.

EXISTING FIELD MAINTENANCE

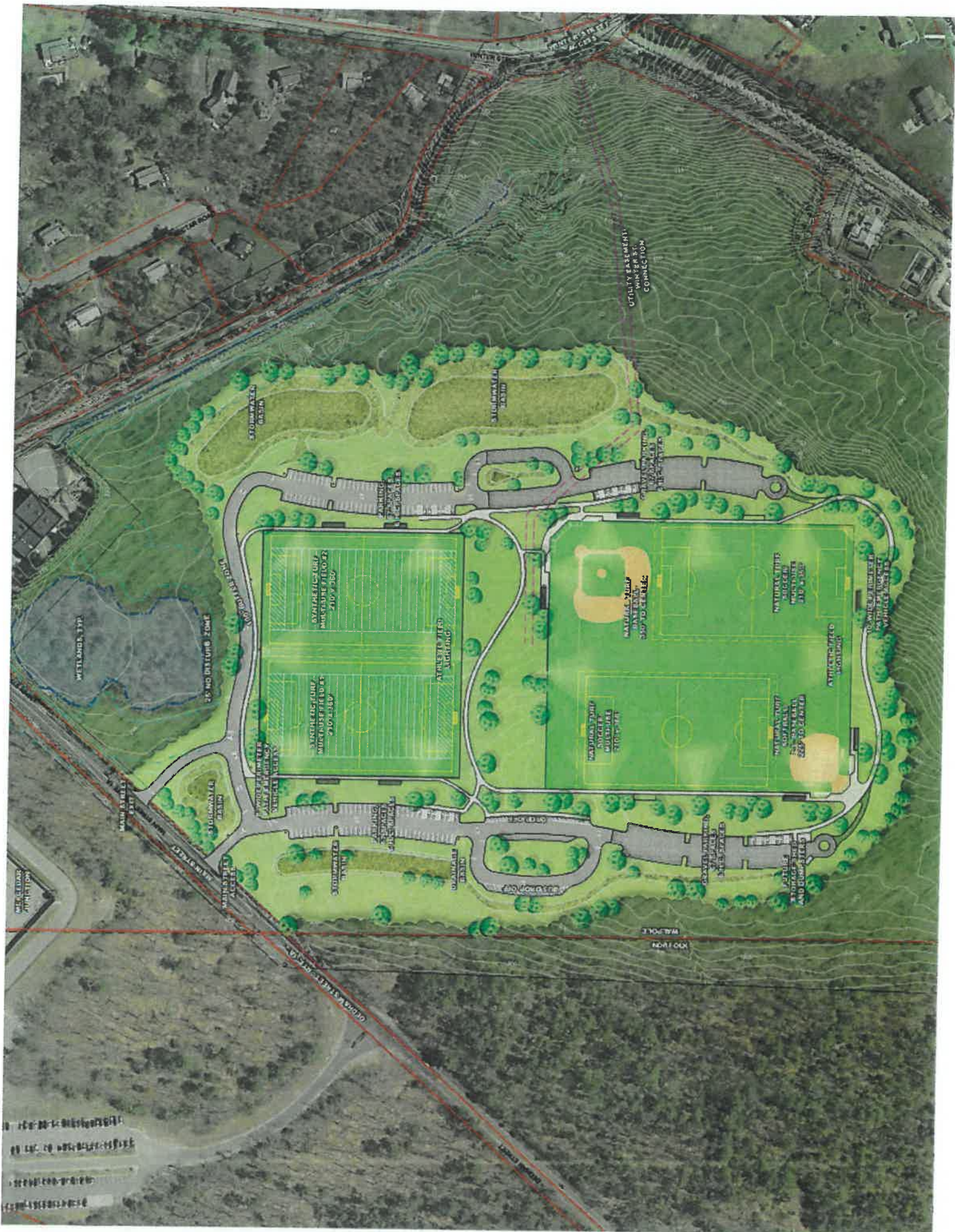
While the Parks Department does an exceptional job on many of the fields in Town, there are two spaces that come to mind that appear as though they are not kept up to the level Walpole residents have come to expect from the Town's playing fields. Those fields are Jarvis Farm and Johnson Middle School. Both of these areas are restricted by the DEP due to their proximity to Walpole's wells. Additionally, the two little league diamonds at both OPR and Boyden are subject to limited availability, due to the need for daily school use and they are not equipped with automatic irrigation systems. Bird Middle School fields and Stone Field are excellent examples of the level of quality, care, and excellence that the Parks Department commits to our playing fields, with the right conditions. Also, the Fisher School playing fields have had tremendous improvements in both the quality of the facility and the size of that location and have experienced usage increases.

FIELD REVENUE PROJECTIONS

Revenue projections would be premature at this time. If the project is approved, the Recreation Committee will likely convene with the youth leagues to deliberate the field permitting process, field fees, and the use of the amenities.

ENERGY USE

At this time we do not have a projected energy buildout. The meter at Turco Field house at Walpole High School however powers the building, the football field lights, as well as the tennis court lights. The yearly average for this is \$11,000. It is anticipated that the lighting bills for this site will be in the same ballpark as Turco Field.



UTILITY EASEMENT CONNECTION
WINTER ST.

STORMWATER BASIN

STORMWATER BASIN

WETLANDS TYPE

25' NO DISTURB ZONE

SYNTHETIC TURF MUSTANGE FIELD 210' X 350'

SYNTHETIC TURF MUSTANGE FIELD 210' X 350'

ATHLETIC FIELD LOCKING

NATURAL TURF BASEBALL DIAMOND 350' X 225'

NATURAL TURF SOCCER FIELD 210' X 350'

SYNTHETIC TURF SOCCER FIELD 210' X 350'

ATHLETIC FIELD LOCKING

TO WILLOW ROAD WITH 5' EASEMENT VEHICLE ACCESS

MAIN STREET

WIDE TURNER DRIVE

STORMWATER BASIN

STORMWATER BASIN

STORMWATER BASIN

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DEMAND FROM YOUTH SPORTS

2018	BOYS & GIRLS LACROSSE	WALPOLE YOUTH FOOTBALL	WALPOLE YOUTH SOCCER (SPRING)	WALPOLE YOUTH SOCCER (FALL)
YOUTH LEAGUE INFORMATION				
- Total number of players using town fields (2018 roster)	392	150	84	284
- Total number of teams (2018 roster)	26	5	8	37
- Number of levels	7	5	9	7
- Current number of Walpole public fields used	3	4	1	4
- Current Number of Walpole private fields used	0	0	6	6
- Regulation field size	110 x 60 yds	120 x 55 yds	Varies by Age	Varies by Age
CURRENT USE **TOWN OF WALPOLE FIELDS ONLY**				
- Total Number of Game & Practice Slots per Week	23	18	3	12
- Duration per game or practice (hours)	1.5	2	1.5	1.5
- Total Number of Hours per Week (current)	34.5	36	4.5	18
DESIRED USAGE PER WEEK				
- Total number of game & practice slots per week	78	18*	46	35
- Duration per game or practice (hours)	1.5	2	1.5	1.5
- Total number of hours per weeks (desired)	117	36	69	52.5

CURRENT FIELD INVENTORY

Field / Diamond	Acres	Type	Groups / Leagues
Turco (main)	4.0	Multi-Purpose Synthetic Field	HS Sports, WYF, Lacrosse, Youth Soccer
Turco (upper)	2.0	Field Hockey / Modified Lacrosse	HS Sports, Field Hockey, Lacrosse
Turco (lower)	5.0	Multi-Purpose / Javilin / Discus / 90' Diamond	HS Sports, Babe Ruth, WYF
Jarvis Farm		Multi-Purpose Field / Baseball Diamonds	Little League, Recreation Dept.
Plimpton Field	0.8	60' Diamond (not regulation)	
Bird Field (V)	7.6	Multi-purpose / soccer	HS Sports, Walpole Youth Soccer
Bird Field (JV)	Incl.	Multi-purpose / soccer	HS Sports, Walpole Youth Soccer
Bird Field (Fr)	Incl.	Multi-purpose / soccer	HS Sports, Walpole Youth Soccer
Eldracher Field	Incl.	90' Diamond	HS Baseball, Babe Ruth, American Legion
Carty Field	Incl.	90' Diamond	HS Baseball, Babe Ruth
Smith Field	Incl.	60' Softball - skinned infield	HS Softball, Walpole Girls Softball
Johnson Middle	5.5	Multipurpose	Walpole Youth Football, Lacrosse
90' Diamond	Incl.	90' Baseball	HS Baseball, Babe Ruth
60' Diamond 1	Incl.	60' Softball - skinned infield	HS Softball, Walpole Girls Softball
60' Diamond 2	Incl.	60' Softball - skinned infield	Walpole Girls Softball
Stone Field	2.1	Multipurpose	Walpole Youth Football, Recreation Dept.
Stone Diamond	Incl.	60' Softball - skinned infield	Walpole Girls Softball, Recreation Dept.
Morgan Field	0.8	60' Little League Field	Walpole Little League, Recreation Dept.
Boyden School	1.0	60' Little League Field (skinned infield)	HS Softball, Little League
Fisher School	2.0	Multi-purpose / Modified Soccer & Lacrosse	Walpole Youth Soccer, Walpole Lacrosse
OPR School	1.8	60' Little League Field (skinned infield)	Little League

School Department Capital Budget Requests and Receipts

Article 5

Infrastructure Assessment to study the current structural and educational specifications of Walpole High School: Amount requested: \$400,000

Rationale: See handout entitled Walpole Building Study.

Three Year Chromebook Purchase: Amount requested: \$420,000

Rationale: to provide resources to maintain the School Department technology infrastructure as well as provide Chromebooks for students in both elementary and secondary levels. A large percentage of the curriculum is delivered digitally. Students need access to devices for MCAS testing, access to G-Suite as well as other digital subscriptions for communicating and collaborating. Providing the three-year funding would enable the purchase to coincide with the start of each school year.

Three Year Technology Infrastructure Improvements: Amount requested: \$120,000

Rationale: to replace primary virtual servers at Walpole High School, data storage and backup equipment at the Elm Street School. Additionally, all wireless access points at the HS will be replaced.

3-year capital requests since FY09 have provided the funding to build our school network, provide staff and students with devices, and a 6-year replacement cycle to upgrade and sustain equipment based on an ever-changing technology landscape. Additionally, the School District has been able to reduce physical servers from over 20 to 5 devices through virtualization as well as cloud-based products (website, student information system, library circulation).

Security Camera Upgrades at Boyden, Elm, and WHS: Amount requested: \$50,000

Rationale: to provide surveillance both internally and externally in areas that are not currently covered. Additionally, to record activities in these areas on the camera server for review in the case of an investigation.

Article 10: An appropriation from Free Cash to reimburse the School Department for Medicaid and Parking Fees.

Medicaid: \$558,471 These funds are for the partial reimbursement of healthcare expenses incurred by the School Department in the prior school year. The reimbursement was anticipated when the School Committee set its budget for FY20.

Parking Fees: \$34,400 Parking receipts paid by student drivers attending Walpole High School that are a direct offset to the yellow bus transportation cost.

Walpole High School Building Study

The School Committee and School Administration have identified areas of concern at Walpole High School some of which are detailed in the Statement of Interest that was submitted to the Massachusetts Building Authority (MSBA) in April 2018. They include:

- Science labs that meet current size and curriculum needs
- Technology and innovative learning spaces for project-based learning
- Room for additional technology classes
- Additional space for physical education, health and wellness classes
- Appropriate space for the needs of today's special education programs
- Adequate spaces for Walpole's expanding music program
- Academic classrooms that provide more flexible learning environments
- A larger area to accommodate counseling services that include meeting spaces and testing rooms

Although MSBA has excluded Walpole High School from its study of the secondary level schools in Walpole, these needs remain. The School Committee and School Administration will use the information from the proposed study to evaluate the best solution.

Since the proposed building study would not be managed by the MSBA, the following is guidance from the Inspector General's Office regarding a study as part of the planning stage for building renovations and additions.

In the case of a school building project, a study will incorporate the requirements of the school district's educational program. The study designer will generally identify and evaluate several possible alternatives for meeting the owner's requirements. After evaluating alternatives for meeting the need, a study should develop a recommended solution. If the recommended solution is a construction project, the study will include an assessment of the recommended site. The site assessment typically requires surveys and soil tests, often provided by the study designer's subconsultants. The site assessment should address environmental as well as cost considerations. The final study will define the project scope, cost, and schedule, thereby providing a clear and detailed frame of reference for the design stage of the project. The purpose of the study is to identify the owner's needs and determine the most appropriate and cost-effective solution to meeting those needs. In some cases, the study may recommend against proceeding with the design and construction of new and renovated space.

The scope and complexity of a study will depend on the nature of the project. Because a complex study will entail gathering and analyzing a range of technical data, it may be conducted by a study team consisting of a lead designer and one or more technical subconsultants.

The study designer may prepare conceptual drawings for the owner to illustrate various design alternatives for a building. Conceptual drawings are preliminary sketches that illustrate the scale and relationships of the project components. The conceptual drawings typically include preliminary site plans, floor plans, and sometimes facade drawings to help project planners visualize the design alternatives.

Finally, the study should include an itemized construction cost estimate. The study designer may also prepare a proposed project budget that includes the estimated construction cost and the cost of financing the recommended project. The construction cost estimate is a critical planning tool for the owner and should, therefore, be detailed and realistic. Construction cost estimates are often performed by professional cost estimators working as subconsultants to the study designer.

In addition to preparing the study, the designer's scope of work sometimes includes preparing informational material for presentations at public meetings and preparing applications for permits, approvals, or funding from state or federal agencies.

When the study is complete, it should be carefully reviewed by the owner, project planners, and others to ensure that the program will satisfy the needs of all users and that the project will be acceptable to the community and others impacted by it. If the estimated construction cost is acceptable and if the owner accepts the recommended alternative, the project can move from the planning stage into the design stage, beginning with the preparation of the schematic design documents.

MGL chapter 7C section 59 requires that a study be satisfactorily completed for all state design and construction projects. While this requirement does not apply to local jurisdictions or other non-state awarding authorities, the preparation of a study is an essential planning step for any major construction project.

If the proposed study is approved at Fall Town Meeting, we anticipate that it will take approximately six months to complete. During the process, the information will be shared publicly with the School Committee, School Administration and relevant local boards and departments. The proposed recommendations and associated costs contained in the final building study will be compared with Walpole's ability to fund a solution utilizing funds generated from the debt budget and free cash. The information provided in the proposed study will be essential to this evaluation.

Walpole Public Schools

Fall Town Meeting October 2019

Article 10 annual transfer to the School Department budget

Medicaid receipts of \$558,471 from Free Cash to the School Department. These funds are for the partial reimbursement of healthcare expenses incurred by the School Department in the prior school year and reimbursement was anticipated when the School Committee set its budget.

Parking receipts paid by student drivers attending Walpole High School \$34,400 from Free Cash to the School Department.

Article 11

Annual Fall Town Meeting 2019

Business Personal Property Valuation

Article 11:

“To see if the Town will vote to raise and appropriate, borrow and/or transfer \$50,000 for technical services of a consultant, appraisal firm, and/or hiring temporary personnel, along with related expenses to assist the Board of Assessors in meeting the certification standards by the Department of Revenue for the valuation of Business Personal Property.”
(Petition of the Board of Assessors)

Report from the Board of Assessors:

To meet the State Mandated Certification Standards for reassessment, all Business Personal Property accounts must be inspected at least once every 5 years. Verifying or completing a listing of the individual items of taxable personal property for each account should be based on on-site inspections or review of Forms of List.

There are approximately 833 Personal Property Business Accounts in Town of which 260 are taxable. Some accounts are not taxable; they fall below the small personal property exemption of \$10,000 Walpole has adopted. Still, all accounts must be reviewed for accuracy.

Due to the complex and labor intensive nature of locating and valuing these accounts, the Board of Assessors seeks outside professional assistance in complying with the State Certification Standards.

Our request of \$50,000, breaks down to approximately \$60 per account ($\$50,000/833 = \60).

For Additional Information See Other Side

Personal Property

Commissioner of Revenue provide guidelines to local assessors on the requirements and policies that they must follow for the Commissioner of Revenue to certify they are assessing at full and fair cash valuation under Massachusetts General Laws. c. 40, § 56 and c. 59, § 2A and 38.

The guidelines prescribe minimum standards of assessment performance that proposed property valuations must meet and set forth the policies that apply to the Commissioner's review of proposed valuations for certification purposes. M.G.L. c. 58, § 1, 1A and 3.

Verifying or completing a listing of the individual items of taxable personal property for each account should be based on on-site inspections or review of Forms of List. **Each account must be inspected at least once every five years** and review of Forms of List should be performed annually. In the absence of either a current on-site inspection or Form of List, the account assets should be estimated based on similar accounts or business models to account for any possible acquisitions or dispositions.

Valuation of the taxable property must be performed in accordance with an appropriate and uniformly applied appraisal methodology. All cost and depreciation tables need to reflect the current valuation date and be applied to each account in a consistent manner. Taxable items should be valued and depreciated through the tables and schedules established.

Non-taxable accounts must be set up in the appraisal system and contain the owner's legal name, business name, tax billing address, business location in the community, asset listing, value and the reason the account is not taxable. Accounts that are not taxable, due to falling below a small personal property exemption adopted by the community, must be reviewed annually for compliance.

The assessors' record for each personal property account should include the owner's legal name, business name, tax billing address, business location in the community, asset listing and value. The asset listing should identify specific items and include for each item the age, count, replacement cost new, the depreciation percent and the replacement cost new less depreciation (RCNLD) value. After itemization, the taxable value of each category of personal property should then be totaled (e.g. fixtures, furniture, machinery, inventory, etc.). Bureau of Local Assessment Certification Standards.

ARTICLE 13

MASSACHUSETTS WATER RESOURCE AUTHORITY INFLOW & INFILTRATION LOCAL FINANCIAL ASSISTANCE

This request, if favorably acted upon will allow for the Town to participate in the MWRA's Phase 10 and 11 Local Inflow and Infiltration Financial Assistance Program.

The financial assistance will be provided through a combination of grants and no interest loans. Under this article the Town is requesting authorization to borrow the funds for the **loan portion** of the allocations as shown below:

Phase 10: 75% grant of \$478,500	25% loan of \$159,500
Phase 11: 75% grant of \$607,500	25% loan of \$202,500
GRANT \$1,086,000	LOAN \$362,000

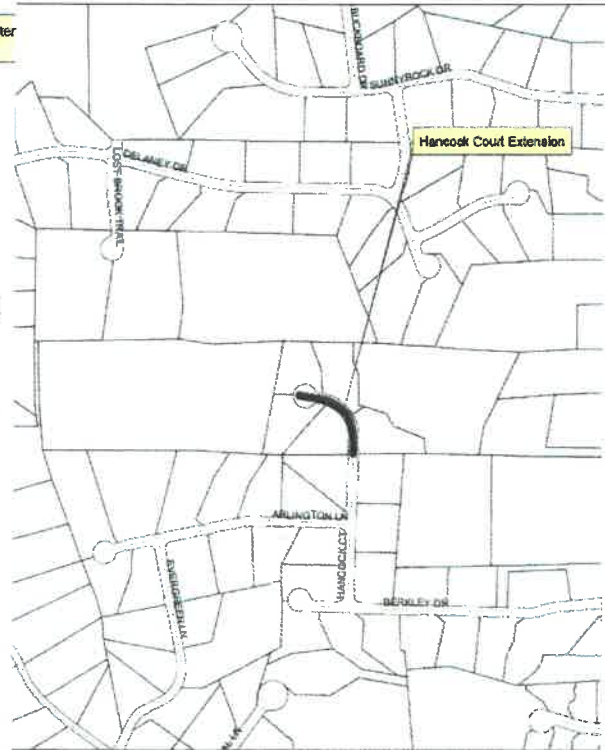


Article 16 – Street Acceptance

This article is requesting that the Town accept Hancock Court as a town road.



2019 FATM, ARTICLE 16
TOWN WIDE LOCUS MAP
STREET ACCEPTANCE

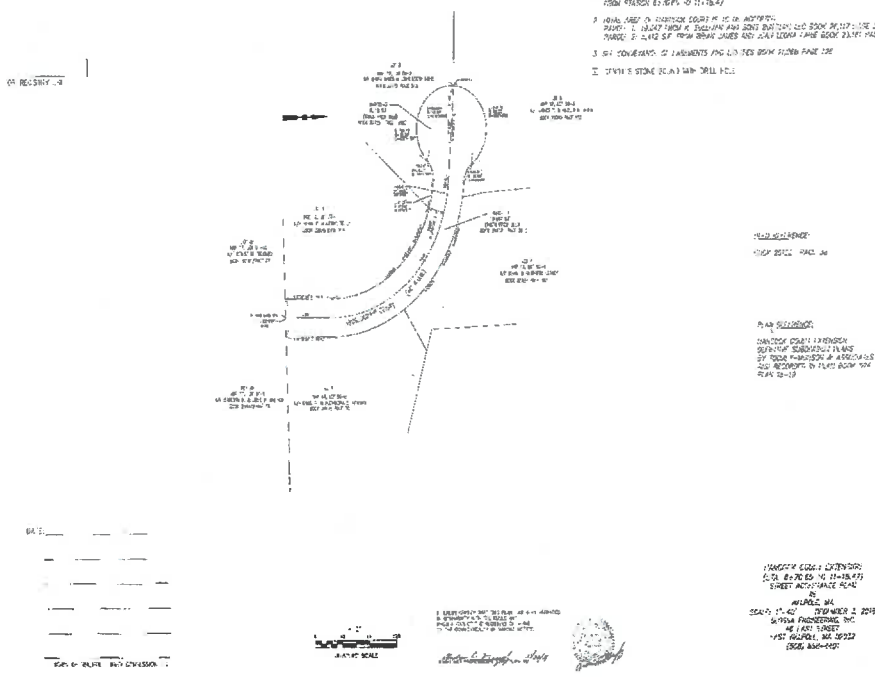


2019 FATM, ARTICLE 16
STREET ACCEPTANCE
HANCOCK COURT EXTENSION



STREET ACCEPTANCE NOTES:

1. HANCOCK COURT IS BEING ACCEPTED FROM STATION 83+16.00 TO 12+18.47
2. HANCOCK COURT IS LOCATED IN THE UNINCORPORATED AREA OF THE TOWN OF WALPOLE. THE TOWN ENGINEER HAS REVIEWED THE RECORD DRAWING AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 10TH EDITION, 2018 EDITION, CHAPTER 10, SECTION 10.01, AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, 10TH EDITION, 2018 EDITION, CHAPTER 10, SECTION 10.02.
3. THE CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED TO THE EXISTING FINISH GRADE LINE.
4. THE STONE CURB SHALL BE 24" HIGH.



Article 17

Annual Fall Town Meeting 2019

EXPANDING DISABLED VETERANS RESIDENCY REQUIREMENTS

Article 17:

“To see if the Town will vote to accept the sentence set forth in Massachusetts General Laws, Section 59, §5 after clause Twenty-Second F, initially added by Section 110 of the Acts of 1993, and as later amended, which section provides that the exemptions available under M.G.L. c.59, §5, clauses Twenty Second and Twenty-Second A through F, may be granted to otherwise eligible persons who have resided in the Commonwealth for 1 year prior to the date of filing for exemptions pursuant to the applicable clause. Or do or act anything in relation thereto.”

(Petition of the Board of Assessors)

Report from the Board of Assessors:

This Article is a local option, if accepted by the legislative body, changes the residency requirements for Disabled Veterans to at least 1 consecutive year in Massachusetts from 5 years.

Current Qualifications on Residency:

Veterans must have (1) been domiciled in Massachusetts for a least 6 consecutive months prior to Entering the service, or (2) lived in Massachusetts for a least 5 consecutive years before the tax year begins.

Veterans Exemptions Chapter 59 Sec 5: Clauses 22, 22A, 22B, 22C, 22D, 22E and 22F provide exemptions to disabled veterans, their spouses who own the domicile and their surviving spouses, and some surviving parents and spouses of active duty military personnel who died during or due to military service.

M.G.L. Chapter 110 Section 110 ACTS of 1993:

SECTION 110. Section 5 of chapter 59 of the General Laws, as so appearing, is hereby amended by inserting, after clause Twenty-Second E, the following paragraph Notwithstanding the provisions of this section, in any city or town which accepts the provisions of this paragraph, said exemptions available under clauses twenty-second, twenty-second A, twenty-second B, twenty-second C, twenty-second D and twenty-second E may be granted to otherwise eligible persons who have resided in the commonwealth for **one year prior to the date of filing for exemptions under the applicable clause.**

Property Tax Exemptions Eligible veterans, spouses, and parents

To qualify, all veterans (and spouses where applicable) must:

- Be legal residents of Massachusetts.
- Be occupying the property as his/her domicile on July 1 in the year of application.
- Have lived in Massachusetts for at least six months prior to entering the service (spouses exempted) or,
- Have lived in Massachusetts for five consecutive years immediately prior to filing for a property tax exemption.

In most cases a surviving spouse receives the exemption if he/she was receiving it before the veteran passed away. However, surviving spouses receiving exemption under Clauses 22 and 22D lose the exemption upon remarriage.

M.G.L. Ch. 59, s.5, Clause 22

Clause 22 allows for a \$400.00 tax exemption for the following persons:

- **10% (or more) service-connected disabled veteran;**
- Purple Heart recipient;
- Gold Star mothers and fathers;
- Spouse of veteran entitled under Clause 22;
- Surviving spouses who do not remarry.

M.G.L. Ch. 59, s.5, Clause 22A

Clause 22A allows for a tax exemption of \$750.00 if the veteran meets the following:

- Loss or loss of use of one hand above the wrist, or one foot above the ankle or one eye;
- Congressional Medal of Honor;
- Distinguished Service Cross;
- Navy Cross or Air Force Cross.

M.G.L. Ch. 59, s.5, Clause 22B

Clause 22B allows for tax exemption of \$1,250.00 if the veteran meets the following:

- Loss or loss of use of both hands or both feet;
- Loss or loss of use of one hand and one foot as described above;
- Loss or loss of use of both eyes (blind).

M.G.L. Ch. 59, s.5, Clause 22C

Clause 22C allows for tax exemption of \$1,500.00 if the veteran:

- Is rated by the VA to be permanent and totally disabled and has specially adapted housing.

M.G.L. Ch. 59, s.5, Clause 22D

Clause 22D is for surviving spouses (who do not remarry) of soldiers, sailors, or members of the Guard whose death occurred as a proximate result of an injury sustained or disease contracted in a combat zone, or who are missing in action with a presumptive finding of death, as a result of combat as members of the armed forces of the United States.

- Total exemption so long as the spouse does not remarry.

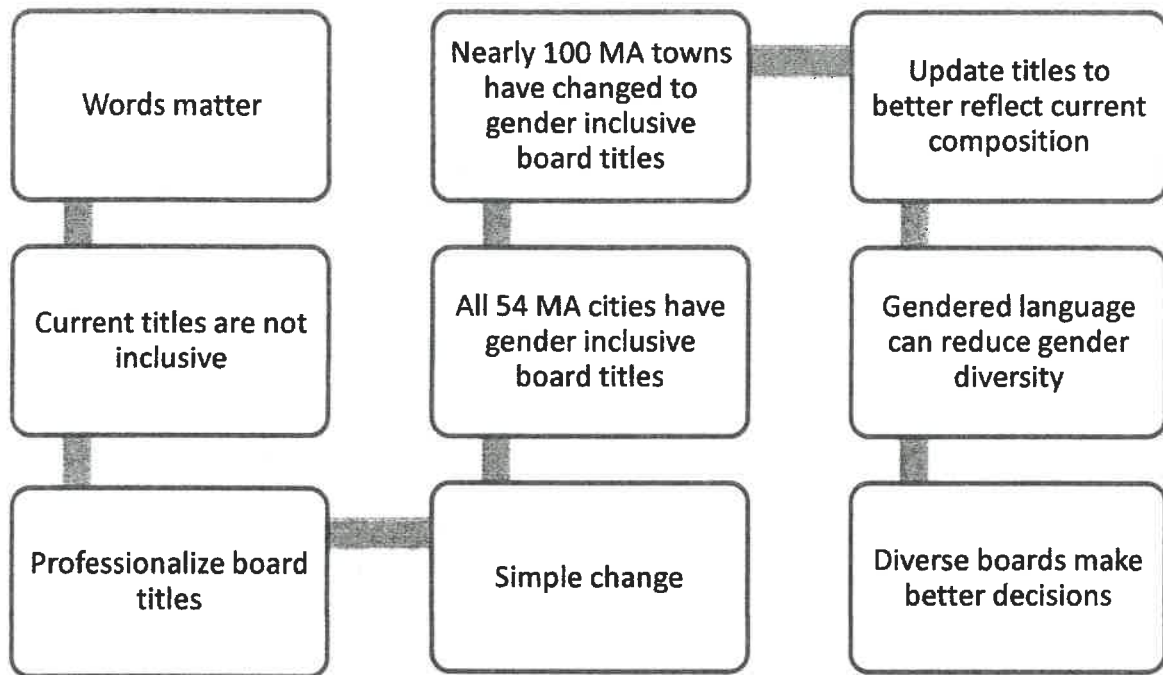
M.G.L. Ch. 59, s.5, Clause 22E

Clause 22E allows for \$1,000.00 for veterans that are 100% disabled by the VA.

M.G.L. Ch. 58, s.8A, Clause 22F

Paraplegic veterans, those with service-related injuries as determined by the VA, or their surviving spouses are eligible for total exemption on their property taxes.

Gender Inclusive Update to Town Boards & Titles Articles 19 & 20



The Proposal

Update the only male-gendered town board name, “Board of Selectmen” to “Select Board”

Replace the title of “Chairman” across multiple boards with “Chair”

Cost is estimated to be less than \$10,000

The Process for Walpole

Article 19: Amend the town charter

Step 1. Town Meeting approval with simple majority

Step 2. State Attorney General approves it as consistent with state laws & constitution

Step 3. Favorable action by state legislature

Step 4. Charter is updated

Article 20: Amend the town bylaws

Step 1. Town Meeting approval with simple majority

Step 2. Bylaws are updated

