

The Select Board met on Tuesday February 06, 2024 beginning at 7:00pm in the Main Meeting Room of Town Hall. The following members were present:

Allyson Hamilton, Chair
Mark Gallivan, Vice Chair
Benjamin Barrett, Clerk
James O'Neil
Glenn Maffei

Also participating
James Johnson, Town Administrator
Aoife Kelly, Executive Assistant

Appointments

Call to Order and Pledge of Allegiance

Chair Hamilton called the meeting to order at 7:05pm followed by the Pledge of Allegiance.

Town Clerk Elizabeth Gaffey, Vote on apportionment of Town Meeting Representatives

Town Clerk Gaffey was present. Elizabeth explained to the Board that this is something that is required annually per the Town Charter and how there is a specific calculation that is used to determine the RTM apportionment. On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to support the recommendation of the Town Clerk to change the apportionment of RTMs with an increase of one RTM in Precincts 2 & 3 and a reduction of one RTM in Precincts 4 & 5. Motion Passed (5-0-0). On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to sign the 2024 Presidential Primary Warrant. Motion Passed (5-0-0).

Director of Community & Economic Development Patrick Deschenes – MBTA Communities Multifamily Overlay District Article

Director Deschenes was present and provided an updated on the Steering Committee and how they have arrived at this article, their concerns and how best to utilize the area close to Walpole train station. Patrick informed the Board that they also looked at extending the district boundaries, and sub-district approach, which included an outer core and a center core district in an attempt to create a natural buffer. The Board thanked Patrick for the work on this article and the work of the Committee. Member Maffei, a member of the Committee touched on some of the items the Committee discussed such as the underling zoning, height incentive for mixed-use, reduced parking within the district. Patrick highlighted that parking within the district would be reduced to 1.5 spaces per dwelling unit, which was based on looking at existing regional data and as not to over burden the site with excessive parking. The Board appreciated that this does not take away from the existing zoning within the CBD and positions well for economic development in this area. The Board had some suggested edits to the overall map presented and asked Patrick to review the changes and see if they could be incorporated, these included editing a property off Maple Street from central core to outer core and possibly extending the outer core a few parcels south. Patrick thanked the Board for the feedback and will work with the consultant to see if these edits are feasible. Patrick informed the Board that they are working on a public forum; invite members of the public, town meeting members and abutters, which would occur prior to Town Meeting.

Open Forum – No one present.

New Business

Vote request of DPW Director Mattson to declare a diebold safe as surplus

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to declare the diebold safe as surplus. Motion Passed (5-0-0).

Discussion and Possible Vote on lease agreements with TEC & BICO for the Johnson Middle School

Town Administrator Johnson provided a brief update on this to the Board, he outlined that a signed agreement had been received from TEC and are working towards a final agreement with BICO that their Board will be voting on later this week. Jim informed the Board that the School Committee would be considering these items at their meeting on Thursday but with the Select Board schedule, he is looking to get these agreements finalized soon. The Board thanked Jim for working on this and bringing it forward, a great outcome with good lease agreements. Member O'Neil noted some scrivener's errors, in particular sections 4.1, 4.4 and section 8.2 and 9.1. Mr. Johnson agreed to review and edit as necessary.

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve and sign the lease with the Education Cooperative Tec for the Johnson Middle School pursuant to our discussions tonight. Motion Passed (5-0-0). On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve and sign the lease agreement with Bi-County Collaborative contingent upon their approval of the agreement for the Johnson Middle School pursuant to our discussions tonight. Motion Passed (5-0-0).

CONSENT AGENDA

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve the consent items as listed on the February 6 agenda

Sarah Birtwell to Ambulance Gift Account	\$50
Multiple Donors to Hometown Hero Program	\$50
Richard McCarthy to Bench Gift Account	\$1,048.80
Request of Norfolk County Agricultural High School to use Old Fisher Ball Field on May 18, 2024 from 10am-4pm	
Motion Passed (5-0-0)	

Minutes

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to approve the Minutes of January 23, 2024 as presented. Motion Passed (5-0-0).

Town Administrator's Update

Sewer & Water Commissioners

The Sewer and Water Commissioners have been discussing a pump station on Mylod Street and I expect that will probably be an agenda item soon. I have been waiting on the final blessing from town counsel and the building commissioner, that what they are proposing there can in fact be built. Ultimately, this Board will be asked to make a decision as to where to locate a pump station somewhere along Mylod Street. I would like to invite the soccer group in as its going to impact them; I don't believe it will negatively impact them. I think we have a good solution where we can put a pump station there and allow them to expand on Mylod Street, if and when they have the funds available to do so.

Warrant

Obviously, you closed the warrant last week; counsel continues to go through the articles. The Finance Committee are set to consider the articles starting on February 26th. One article that is on there is a citizen's petition for a request for

a quiet zone in South Walpole. I have been working with counsel and the chiefs, doing a lot of research on that, who is in charge of that, is it a Town Meeting issue or is it a Select Board issue. So likely prior to the vote, it might be in your Board's best interest to get out in front of this issue so people understand who's in charge as far as quiet zones in South Walpole and anywhere across the State. I will be asking Chief Kelleher and Chief Barry to weigh in on this prior to coming to the Board.

On motion of Clerk Barrett, seconded by Vice Chair Gallivan, voted to adjourn and the meeting was adjourned accordingly at 7:40pm. Motion Passed (5-0-0).