

**Town of Needham
Board of Selectmen
Minutes for January 12, 2010
Needham Town Hall**

6:45 p.m. Informal Session: No activity.

7:00 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman Daniel P. Matthews. Those present were Gerald A. Wasserman, John A. Bulian, Denise C. Garlick, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt. Maurice P. Handel was not present.

Public Hearing – Verizon: Eaton Road
Dick Burgio, Verizon Communications appeared before the Board of Selectmen to request permission to place a new pole, number P203/0, on Eaton Road.

Motion by Mr. Bulian that the Board of Selectmen approve and sign petition from Verizon to place a new P203/0 95' East of existing Pole 203/1 on the Southerly side of Eaton Road. The new pole is being requested by NSTAR for a new residence at 7 Eaton Road.

Second: Mr. Wasserman. Unanimously approve 4-0.

Public Shade Tree Hearing: Chapel Street
Lance Remsen, Superintendent Parks and Forestry, Tiffany Shaw, Department of Public Facilities – Construction, and Doug Manley of McGinley Kalsow & Associates, Inc., appeared before the Board to request permission to remove two public shade trees, which will be impacted by the Town Hall renovation project. New plantings are being proposed as part of the project.

Motion by Mr. Bulian that the Board votes to approve and sign the Public Shade Tree Hearing form for the removal of the (2) Flowering Pear trees located on Chapel Street, in the sidewalk, adjacent to the Town Hall Parking lot.

Second: Mr. Wasserman. Unanimously approved 4-0.

7:05 p.m. Introduction of Police Officer:
Police Chief Tom Leary appeared before the Board to introduce newly appointed Police Officer Renzo Monzon. Chief Leary stated that Officer Monzon joined the Needham police force in July 2009, is a 2004 graduate of Needham High School, and is the first Spanish speaking officer in the town.

Mr. Matthews welcomed Officer Monzon and wished him much success during his career as a Needham police officer.

7:10 p.m. Consent Agenda:

Motion by Mr. Bulian that the Board of Selectmen vote to accept the Consent Agenda as presented.

APPOINTMENTS

There are no appointments this meeting.

CONSENT AGENDA

1. Approve the following calendar year 2010 license renewals:

Class I Agent

- Muzi Motors Inc. d/b/a Muzi Chevrolet GEO/A Division of F&B Realty Trust

- Muzi Motors Inc. d/b/a Muzi Ford City

Class II Used Car Dealer

- Auto International Ltd.
- Berejik Motors, Inc.
- Beth-L Auto Sales
- Center Automotive Inc d/b/a Center Auto Sales
- Copley Motorcars Corp
- R&R Automotive of Needham, Inc.

2. Accept the following donations made to the Needham Public Library for the period December 2, 2009 to January 5, 2010:

- Cathy and Barbara Collishaw donated \$25.00 in memory of Kelly Chen.
- M. Paul Shore donated the following books:
 - David Wilton—*Word Myths* (\$26.95)
 - Laurie Bower & Peter Trudgill—*Language Myths* (\$14.00)
 - Brian Solomon—*New York Central Railroad* (\$36.95)
 - David Leeming—*The Oxford Illustrated Companion to World Mythology* (\$40.00)
 - Joseph Bellestri—*English Sicilian Dictionary* (\$39.00)
- John F. Dewey donated the following CDs:
 - Artur Rubinstein—*Chopin Collection: The Nocturnes* (\$15.00)
 - Jeremy Pelt—*Close to My Heart* (\$18.00)
 - *Big Band Bash* (\$13.98)
 - Anita O'Day—*Anita Sings the Most* (\$10.99)
 - Anita O'Day—*This Is Anita* (\$51.99)

3. Accept the following donations made to the Youth Services Department this past fall:

- Clara Germani \$25.00
- Suzanne Pascucci \$ 5.00
- Angela Cox \$ 5.00
- Maureen Kirshy \$ 5.00
- Laura McGovern \$ 5.00
- Claire Blum \$10.00
- Margaret Pantridge \$10.00
- Linda Rowe \$10.00

4. Accept the following donations made to the Needham Community Revitalization Trust Fund:
 - Michael and Elizabeth Heffernan \$100.00
 - John and Regina Ballinger \$100.00
 - Maryruth and Richard Perras \$250.00
 - Carol and Edward De Lemos \$200.00
 - Andread and Douglas Rae \$25.00
5. Approve request for one day special Wine & Malt beverage license from Gloria Greis for the Needham Historical Society's Chocolate Creations & Champagne event to be held at the Historical Society, 1147 Central Avenue on Saturday, February 6, 2010 from 7:00 pm to 11:30 pm.
6. Approval to designate Dave Davison, Assistant Town Manager, Finance the voting delegate for the 2010 MIIA Annual Meeting.
7. Water and Sewer Abatement # 1098
8. Approve amendments to Retained Earnings Policies dated 1/12/2010

Second: Mr. Wasserman. Unanimously approved 4-0.

7:10 p.m.

Town Manager:

Ms. Fitzpatrick appeared before the Board with six items for the Board's consideration:

1. Needham Housing Authority PILOT Agreement:
Ms. Fitzpatrick, along with Ms. Pamela Clark Allen, Executive Director, Needham Housing Authority, requested that the Town approve a new Payment In Lieu of Taxes (PILOT) agreement for the High Rock Homes project. The Needham Housing Authority has been successful in converting the development from state-assisted to federally-assisted public housing, which will provide a higher PILOT payment to the Town.

Motion by Mr. Bulian that the Board approve and sign the "Cooperation Agreement between the Town of Needham and the Needham Housing Authority regarding Payments in Lieu of Taxes to be paid on the assisted low rent housing under the program known as High Rock Estates."

Second: Mr. Wasserman. Unanimously approved 4-0.

Mr. Wasserman and Mr. Matthews thanked Ms. Fitzpatrick and Ms. Clark Allen for their hard work and offered congratulations.

2. Creation of a Veterans' Services District:
Ms. Fitzpatrick and Chris Coleman, Assistant Town Manager/Operations discussed with the Board a proposal to create a Veterans' Services District with the towns of Wellesley, Weston, and Dover to meet the needs of retired veterans and those returning from Afghanistan and Iraq. Ms. Fitzpatrick reviewed the benefits and goals for the proposed district and stated the

formation of the new district would improve services and offer more resources to veterans.

Motion by Mr. Bulian that the Board vote to form a Regional Veterans' District with the town of Wellesley, Dover, and Weston, as authorized under M.G.L. c. 115 Section 10, subject to the approval of each town's Board of Selectmen and the approval of the Secretary of Veterans' Services; and to designate the Town Manager to serve as the Town of Needham's representative to the District Board as provided under M.G.L. c. 115 Section 11.

Second: Mr. Wasserman. Unanimously approved 4-0.

3. **Water Pollution Abatement Trust Interim Loan:**

Ms. Fitzpatrick and Dave Davison, Assistant Town Manager/Finance Director reviewed with the Board the low interest rate financing the Town has secured through the Massachusetts Water Pollution Abatement Trust for the water main project approved at the 2008 Annual Town Meeting. They asked the Board to approve borrowing up to \$1,900,000 authorized by the Town through the Trust, execute the first Note with the Trust in the amount of \$1,665,000, and approve required actions by Town Officials.

Motion A

Motion by Mr. Bulian that the Town shall issue a bond or bonds in an aggregate principal amount not to exceed \$1,900,000 (the "Bonds") pursuant to Chapters 29C and 44 of the General Laws and a vote of the Town passed May 19, 2008 (Article 47), which authorized a total borrowing of \$1,900,000 for the drinking water project identified in such vote (the "Project").

Second: Mr. Wasserman. Unanimously approved 4-0.

Motion B

Motion by Mr. Bulian that in anticipation of the issuance of the Bonds the Treasurer is authorized to issue an interim loan note or notes (the "Notes") from time to time in an aggregate principal amount not to exceed \$1,900,000.

Second: Mr. Wasserman. Unanimously approved 4-0.

Motion C

Motion by Mr. Bulian that each Bond or Note shall be issued as a single registered security, and sold to the Massachusetts Water Pollution Abatement Trust (the "Trust") at a price determined pursuant to the Loan Agreement.

Second: Mr. Wasserman. Unanimously approved 4-0.

Motion D

Motion by Mr. Bulian that the Treasurer is authorized to determine the date, the form, the maximum interest rate and the principal maturities of each Bond and Note, and to execute a Loan Agreement (or Agreements) with the Trust with respect to the sale of the Bonds and Notes, such date, form and maturities and the specific interest rate or rates of the Bonds and Notes to be approved by a majority of the Board of Selectmen and the Treasurer and evidenced by their execution of the Bonds or Notes.

Second: Mr. Wasserman. Unanimously approved 4-0.

Motion E

Motion by Mr. Bulian that all action taken to date by the Town and its officers and agents to carry out the Project and its financing, including the execution of any loan commitment or agreement by the Treasurer, are hereby ratified, approved and confirmed.

Second: Mr. Wasserman. Unanimously approved 4-0.

Motion F

Motion by Mr. Bulian that the Treasurer and the other appropriate Town officials are each hereby authorized to take any and all actions necessary and convenient to carry out the provisions of this vote, including execution and delivery of the Loan Agreement(s) and the Project Regulatory Agreement(s) relating to the Project.

Second: Mr. Wasserman. Unanimously approved 4-0.

4. Fiscal Year 2011 Budget Consultation:

Ms. Fitzpatrick reviewed the Board of Selectmen Statement on FY2011 Operating Budget Priorities and asked for the Board's endorsement.

Motion by Mr. Wasserman that the Board of Selectmen endorse the Statement on FY2011 Operating Budget Priorities.

Second: Mr. Bulian. Unanimously approved 4-0.

5. Open Annual Town Meeting Warrant:

Ms. Fitzpatrick presented the Board with the Preliminary List of Warrant Articles for the 2010 Annual Town Meeting and stated requests for warrant articles are due on Monday, February 1, 2010.

Motion by Mr. Bulian that the Board vote to open the warrant for the 2010 Annual Town Meeting.

Second: Mr. Wasserman. Unanimously approved 4-0.

6. Town Manager Report:

Ms. Fitzpatrick updated the Board regarding the move of Town Hall offices to 500 Dedham Avenue in preparation for the Town Hall renovation project. She stated a moving van will move files and furniture to long-term storage on January 16, 2010, and on February 6, 2010. Technology and Information Systems will be moved within two weeks. Ms Fitzpatrick also informed the Board that an auction of tables, bookcases, and miscellaneous items will be held on Thursday, February 11, 2010, with a final move out of Town Hall occurring on Saturday, February 13, 2010. Town offices will open for business at 500 Dedham Avenue on Tuesday, February 16, 2010.

Ms. Fitzpatrick advised that Board of Selectmen meetings during the month of February will be held at the Needham Public Library. Beginning in March, meetings will be held at 500 Dedham Avenue.

7:50 p.m.

Board Discussion:

Land Use Study Committee/Volante Parcels:

Ms. Fitzpatrick discussed with the Board the creation of a committee to study and make recommendations to the Board on the recently acquired lots known as Volante Parcels.

Motion by Mr. Bulian that the Board establish a committee consisting of nine (9) members to study and make recommendations on proposed improvements and uses of the recently acquired lots (“Volante Parcels”) within the context of what is permissible under the open space purposes for which the parcels were acquired.

Second: Mr. Wasserman. Unanimously approved 4-0.

Mr. Matthews stressed the importance of forming a committee to study the land from Newman School to Ridge Hill, and to work with various town Boards and neighbors in the area.

Committee Reports:

No committee reports were made.

8:00 p.m. Adjourn:

Motion by Mr. Wasserman that the Board of Selectmen vote to adjourn the January 12, 2010 Board of Selectmen meeting.

Second: Mr. Bulian. Unanimously approved 4-0.