

**Town of Needham
Board of Selectmen
Minutes for September 21, 2010
Needham Public Library Community Room**

- 6:45 p.m. Informal Meeting with Citizens:
Mr. Sam Bass Warner, of 32 Emerson Road spoke with the Selectmen regarding the formation of a study committee to examine the traffic patterns around the Emery Grover building. He suggests working with an engineer from the Metropolitan Area Planning Council, and is willing to contact the MAPC should the Selectmen want to explore the idea.
- 7:00 p.m. Call to Order:
A meeting of the Board of Selectmen was convened by Chairman John A. Bulian. Those present were Daniel P. Matthews, Denise C. Garlick, Maurice P. Handel, Town Manager Kate Fitzpatrick, and Recording Secretary Mary Hunt. Mr. Wasserman arrived at 7:03 p.m.
- 7:00 p.m. Proclamation – Needham Women’s Club:
Ms. Christy Curran and Ms. Stacey Colarusso, co-presidents of the Needham Women’s Club appeared before the Board of Selectmen. Mr. Bulian read a proclamation recognizing the Needham Women’s Club for its seventy-five years of providing enrichment to the families of Needham.
- Motion by Mr. Matthews that the Board of Selectmen vote to sign a proclamation dated September 21, 2010 recognizing the Needham Women’s Club for its seventy-five years of providing enrichment to the families of Needham.**
- Second: Mr. Handel. Unanimously approved 4-0.**
- The Board congratulated members of the Needham Women’s Club and noted the upcoming celebration to be held on Monday, September 27, 2010 from 7 p.m. – 10 p.m. at the VFW – Needham.
- 7:05 p.m. Public Hearing – NSTAR Petition for Great Plain Avenue:
Maureen Carroll, NSTAR representative appeared before the Board requesting permission to install approximately 11 feet of conduit at Pole 3/59 Great Plain Avenue.
- Motion by Mr. Matthews that the Board of Selectmen approve and sign petition from NSTAR to install approximately 11 feet of conduit from Pole 3/59 Great Plain Avenue, Needham. This work is necessary to provide overhead/underground service to a new cellular tower at Great Plain Avenue.**
- Second: Mr. Wasserman. Unanimously approved 5-0.**

Mr. Bulian informed members of the public the meeting is being tape recorded in accordance with the open meeting law.

Public Hearing – NSTAR Petition for High Street:

Maureen Carroll, NSTAR representative appeared before the Board requesting permission to install approximately 64 feet of conduit at Pole 17/5 High Street.

Motion by Mr. Matthews that the Board of Selectmen approve and sign petition from NSTAR to install approximately 64 feet of conduit at Pole 17/5 High Street, Needham. This work is necessary to provide underground electric service for six new units for development at 21 High Street.

Second: Mr. Handel. Unanimously approved 5-0.

7:10 p.m.

Town Manager:

Town Manager, Kate Fitzpatrick appeared before the Board with 4 items to discuss:

1. Pollard School Statement of Interest:

Ms. Fitzpatrick recommends that the Board endorse a Statement of Interest for the Pollard School Roof project under the MSBA Green Repair Program. Ms. Fitzpatrick told the Board the MSBA announced the grant program on August 11, 2010, with a submission deadline of September 22, 2010. She stated this program gives increased bonding capacity through the Federal Stimulus project. Ms. Fitzpatrick mentioned the Pollard roof project is one that has been recommended in the existing capital improvement plan for 2012. She stated it is an ideal opportunity for the Town to move forward with the project, especially since reimbursement from the MSBA could be as much as 40%. She stated the School Committee has already endorsed the filing for the Pollard School Roof project and asked the Board of Selectmen do the same.

Motion by Mr. Matthews having convened in an open meeting on September 21, 2010, the Board of Selectmen of the Town of Needham, in accordance with its charter, by-laws, and ordinances, has voted to authorize the Superintendent to submit to the Massachusetts School Building Authority the Statement of Interest dated September 22, 2010 for the Pollard Middle School located at 200 Harris Avenue which describes and explains the following deficiencies and the priority category for which the Town of Needham may be invited to apply to the Massachusetts School Building Authority in the future: Priority 5 – Roof Replacement under Green Repair Program; and hereby further specifically acknowledges that by submitting this Statement of Interest, the Massachusetts School Building Authority in no way guarantees the acceptance or the approval of an application, the awarding of a grant or any other funding commitment from the Massachusetts School Building Authority, or commits the Town of Needham to filing an application for funding with the Massachusetts School Building Authority.

Second: Mr. Handel. Unanimously approved 5-0.

Ms. Fitzpatrick commented that the Town's consultant estimates the increased energy efficiency of the roof that is recommended would have a significant impact on the energy bills at the school.

Mr. Wasserman asked if other issues under consideration at Pollard or upgrades to the boilers and burners qualify for the Green Repair Program.

Ms. Fitzpatrick reminded the Board the Town appropriated funds in May 2010 for an assessment of the condition of Pollard to make any needed improvements. Two items discussed include improvements to the science classrooms and auditorium would not qualify under the Green Repair Program. The boilers/burners, she said, are not in need of replacement according to the Public Facilities Department.

7:15 p.m.

Consent Agenda and Appointments:

Motion by Ms. Garlick that the Board of Selectmen vote to approve the Consent Agenda and Appointments as presented.

APPOINTMENTS

Maurice Handel - Neighborhood District Study Committee

CONSENT AGENDA

- 1. Approve request for one day special Wine & Malt beverage license from David Drake for Needham Cares 2nd annual Barbeque event to be held at the Historical Society, 1147 Central Avenue on Saturday, September 25, 2010 from 7:00 pm to 11:00 pm.**
- 2. Approve request for one day special Wine & Malt beverage license 12:00 pm to 12:00 am from Gail Hedges of the Library Foundation of Needham to hold their annual "Black, White & Red All Over Gala" at The Needham Public Library, 1139 Highland Avenue on Saturday, October 23, 2010 from 7:00 pm to 10:00 pm.**
- 3. Approve minutes from August 17, 2010.**
- 4. Water and Sewer Abatement # 1111**
- 5. Grant permission for the following residents to hold block parties:**

Name	Address	Party Location	Party Date	Party Rain Date	Party Time
Cindy Goss	75 Plymouth	Plymouth Road	Sept 12		2-7pm
Laura McGovern	43 Newell Avenue	Corner of Newell & Prospect	Sept 11	Sept 12	4-8pm
Bill Gallagher	48 Hawthorn Avenue	Hawthorn and Sargent	Sept 11	Sept 12	3-8pm
Liz Lawlor	76 Howland Street	Pleasant Street/ Kimball Street/ Howland Street	Sept 11	Sept 12	4-8pm

Janine McGuire	60 Colby Street	Corner of Colby Street and Rae Avenue	Sept 12	Sept 19	4-7pm
Karen Folb	108 Bradford Street	Gordon Road	Sept 25	Sept 26	3-8pm
Marian Slavin	291 Nehoiden Street	Washburn Avenue	Sept 25	Sept 26	3-11pm
Leslie Cooper	843 Great Plain Avenue	Warren Street between Great Plain & May	Sept 19	Sept 26	12-5pm
Beata Fernandez	7 Woodledge Road	Corner of Woodledge Road & Highgate to corner of Highgate to Audrey	Sept 19	Sept 26	3-7pm
Mandy Doohar	19 Bennington Street	Bennington Street	Sept 11	Sept 25	3-9pm
Liz Berkman	113 Melrose Avenue	Park (Open space) & Melrose Avenue/Ellicott Road	Oct 2	Oct 3	2-6pm
Emily Jones	89 Green Street	Green/Needhamdale	Sept 19	Sept 26	3-8pm
Barbara Suarez	201 Tower Avenue	Lindbergh Avenue between Manning and Webster Street	Sept 11	Sept 12	4-8pm
Sara Berney	30 Mayo Avenue	30 Mayo Avenue	Sept 12		4-7pm
Lisa Bagshaw	41 Dartmouth Avenue	Dartmouth Avenue	Sept 19	Sept 26	5-9pm
Barbara Mason	45 Washington Street	On Washington Avenue-outside front door of 45 Washington	Sept 25	Sept 26	4-8pm
Julie Blake	763 Great Plain Avenue	Corner of Woodlawn & Powers	Oct 3	Oct 17	4-7pm
Mary Hunt	40 Avalon Road	Avalon & Bonwood	Oct 17		12-4pm

Second: Mr. Handel. Unanimously approved 5-0.

2. Proposed Land Swap with MBTA:

Ms Fitzpatrick updated the Board on the status of discussions with the Massachusetts Bay Transportation Authority regarding the proposed land swap of the Upper Hersey parking lot (owned by the Town) for the Needham Heights parking lot (owned by the MBTA). Ms. Fitzpatrick presented a PowerPoint Presentation dated September 21, 2010 highlighting the current

commuter parking inventory, MBTA Management Plan, lot utilization, and Land Swap Terms. Ms. Fitzpatrick suggested that while Board and the SCEC have not made a recommendation as to whether this land is the appropriate site for a senior center, the acquisition of the Needham Heights Lot could benefit the Town, particularly from an economic development point of view.

Mr. Bulian thanked Ms. Fitzpatrick for the presentation and commented it would be a good acquisition for the Town. Mr. Matthews agreed with Mr. Bulian. Mr. Wasserman asked for clarification on MBTA involvement, should a parking structure be required for the Upper Hersey Lot. Ms. Fitzpatrick stated the MBTA has no proposal for a structured parking lot, and if the MBTA did need more structured parking it would not be in Needham, but in other locations. That being said, Ms. Fitzpatrick stated the MBTA would commit to a community planning process meeting should a structured parking lot be necessary in the future.

Mr. Handel feels no matter how the lot in the Heights is used by the Town, there would be significant improvements to the quality of village life in the Heights. Ms. Garlick concurred.

Ms. Fitzpatrick stated should this site be selected as a location for a senior center, correspondence has already been received from people with strong feelings about where on the site a structure should be built. She commented the design phase would be an open process through the PPBC and comments are welcome.

3. Open Special Town Meeting Warrant:

Ms. Fitzpatrick reviewed the draft warrant containing articles proposed for inclusion in the November 8, 2010 Special Town Meeting. She stated the Board is scheduled to close the warrant at its September 28, 2010 meeting.

Motion by Mr. Wasserman that the Board open the warrant for the meeting to be held on November 8, 2010 at the Newman School.

Second: Mr. Handel. Unanimously approved 5-0.

4. Facility Financing Plan Update & Consultation:

Kate Fitzpatrick, Town Manager and David Davison, Assistant Town Manager/Finance appeared before the Board to discuss the proposed update to the Town's Facility Financing Plan. Ms. Fitzpatrick gave a brief introduction and asked for feedback from the Board with respect to the Financing Summary moving forward. She stated the Summary identifies all of the borrowing the Town has committed to, the borrowing that is recommended in the Capital Improvement Plan, and borrowing capacity available for the next scheduled facility project, which would be the new senior center. Ms. Fitzpatrick told the Board \$5,000,000 has been included in the plan for the senior center project. Mr. Wasserman stated that based on estimates,

\$5,000,000 seems a little low. Ms. Fitzpatrick said there is no question the senior center will be an approximately \$8,000,000 project, but \$5,000,000 is what is available and that alternative financing for the balance will be sought.

Mr. Davison reviewed the summary and gave a brief overview, stating the Senior Center at \$5-Million is generally fundable within the 3% levy limit. Mr. Handel asked whether the contingency is large enough to deal with unanticipated capital needs. Mr. Davison stated, including a \$5,000,000 senior center, the short contingency years from 2013-2015 would be tight, however after that timeframe the Town would be back to the traditional contingency level.

8:05 p.m. Mr. Bulian announced the SCEC will be meeting Monday evening, September 27, 2010 at the Steven Palmer Center at 7:00 p.m.

Mr. Bulian announced that Steve Ryan, who has been the reporter for the Needham Times for a number of years is leaving to become the editor of the Danvers newspaper. Mr. Bulian wished him well and thanked him for all the good work he has done in Needham. The Board wished Mr. Ryan good luck.

Mr. Matthews was recognized by Chairman Bulian and spoke about the recent primary election, which included five candidates from the Town of Needham. Mr. Matthews recognized Mr. Wasserman stating he has done good things for the Town with good intentions, and will continue to do good things in the future

8:10 p.m. Executive Session:
Motion by Mr. Matthews that the Board of Selectmen vote to enter into Executive Session under Exception 6 – to consider the purchase, exchange, taking, lease, or value of real property if such discussion may have a detrimental effect on the negotiating position of the governmental body, not to return to open session prior to adjournment.
Second: Mr. Handel. Mr. Bulian polled the Board. Unanimously approved 5-0.

(The meeting adjourned at 8:45 p.m.)